

FORM APPROVED COUNTY COUNSEL
 BY: PATRICIA MUNROE
 DATE: 3/6/14

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



FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
 March 20, 2014

SUBJECT: Right of Way Acquisition Agreement and Temporary Construction Easement Deed for the Scott Road / Interstate 215 Interchange Project, District 5, [\$1,440,750]; CFD 05-8 Scott Road

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Right of Way Acquisition Agreement for Parcels 21943-1, 21943-2, 21944-1, 0689-006A and 0689-006B, all within a portion of Assessor's Parcel Numbers 360-390-011 and 360-390-017;
2. Approve the attached Temporary Construction Easement Deed for Parcels 21943-3, 21943-4, and 21944-2, all within a portion of Assessor's Parcel Numbers 360-390-011 and 360-390-017;

(Continued)

Patricia Romo

Juan C. Perez, Director
 Transportation and Land Management
Patricia Romo
 Assistant Director of Transportation

Robert Field

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	\$ 1,440,750	\$ 0	\$ 1,440,750	\$ 0	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: CFD 05-8 Scott Road				Budget Adjustment: No For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Imelda Delos Santos*

 Imelda Delos Santos

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone 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: April 1, 2014
 xc: EDA, Transp.

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

Prev. Agn. Ref.: N/A | District: 3/5 | Agenda Number:

3-8

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA AUDITOR-CONTROLLER
 BY: *Esteban Hernandez*
 DATE: 3/20/14

Departmental Concurrence

A-30
 Positions Added
 Change Order
 4/5 Vote

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

Economic Development Agency/Facilities Management and Transportation Department

FORM 11: Right of Way Acquisition Agreement and Temporary Construction Easement Deed for the Scott Road / Interstate 215 Interchange Project, District 5, [\$1,440,750]; CFD 05-8 Scott Road

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Page 2 of 3

RECOMMENDED MOTION: (Continued)

3. Authorize the Chairman of the Board to execute this agreement and deed on behalf of the County;
4. Authorize the Assistant County Executive Officer/EDA or his designee to execute any other documents and administer all actions necessary to complete this transaction; and
5. Authorize and allocate the sum of \$1,315,551 to acquire Parcels 21943-1, 21943-2, 21944-1, 0689-006A and 0689-006B and \$84,449 for temporary access to Parcels 21943-3, 21943-4, and 21944-2 and \$40,750 to pay all related transaction costs.

BACKGROUND:

Summary

The Riverside County Transportation Department (RCTD) proposes to widen Scott Road from west of Haun Road to east of Antelope Road, replacing the existing Scott Road overcrossing bridge at Interstate 215 (I-215), reconfiguring the on and off ramps, and adding freeway auxiliary lanes in the City of Menifee (Project).

The Initial Study with Proposed Mitigated Negative Declaration and State of California Department of Transportation National Environmental Policy Act (NEPA) Determination, Section 6005 were approved on December 2, 2010, by District 8 of the State of California Department of Transportation. A NEPA / California Environmental Quality Act (CEQA) Re-Validation Form was approved on November 29, 2012, by District 8 of the State of California Department of Transportation.

The Economic Development Agency/Facilities Management (EDA/FM) has negotiated the acquisition of permanent and temporary rights of a portion of Assessor's Parcel Numbers 360-390-011 and 360-390-017 with Scott-215, LP, a California Limited Partnership (Scott-215) for the price of \$1,400,000. There are costs of \$40,750 associated with this transaction.

Scott-215 will execute Grant Deeds in favor of the State of California referenced as Parcels 21943-1, 21943-2 and 21944-1; a Grant Deed in favor of the City of Menifee referenced as Parcel 0689-006A; an Easement Deed for slope purposes in favor of the City of Menifee referenced as Parcel 0689-006B; and a Temporary Construction Easement Deed in favor of the County of Riverside referenced as Parcels 21943-3, 21943-4, and 21944-2; all located within a portion of Assessor's Parcel Numbers 360-390-011 and 360-390-017.

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

Impact on Residents and Businesses

The Project will improve traffic flow along Scott Road between Haun and Antelope Road as well as the on-ramps and off-ramps operating more efficiently and improving traffic flow on the freeway in the area of the Scott Road / I-215 interchange. Congestion and travel times will be reduced, thus, improving the quality of life and enhancing safety for the area residents and business owners.

(Continued)

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

Economic Development Agency/Facilities Management and Transportation Department

FORM 11: Right of Way Acquisition Agreement and Temporary Construction Easement Deed for the Scott Road / Interstate 215 Interchange Project, District 5, [\$1,440,750]; CFD 05-8 Scott Road

DATE: March 20, 2014

Page 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

The following summarizes the funding necessary for the acquisition and temporary access for portions of Assessor's Parcel Numbers 360-390-011 and 360-390-017:

Acquisition:	\$ 1,315,551
Temporary Construction Access	84,449
Estimated Title and Escrow Charges:	3,000
Preliminary Title Report	800
County Appraisal	21,950
EDA/FM Real Property Staff Time	15,000
Total Estimated Acquisition Costs	\$1,440,750

All costs associated with the acquisition of this property are fully funded by the CFD 05-8 Scott Road in the Transportation Department's budget for FY 2013/14. No net county costs will be incurred as a result of this transaction.

Attachments:

Right of Way Acquisition Agreement (4)

Temporary Construction Easement Deed (1)

1 PROJECT: I-215 / Scott Road Interchange Project
2 PARCEL(S): 21943-1, 21943-2, 21944-1, 0689-006A and
3 0689-006B
4 APN: 360-390-011 and 360-390-017 (PORTION)
5

6 **RIGHT OF WAY ACQUISITION AGREEMENT**

7 This Right of Way Acquisition Agreement, ("Agreement"), is made by and
8 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California
9 ("County"), and SCOTT-215, LP, a California Limited Partnership, ("Grantor"). County
10 and Grantor are sometimes collectively referred to as "Parties."

11 **RECITALS**

12 WHEREAS, Grantor owns that certain real property located at 27781 Scott
13 Road, City of Menifee, County of Riverside, State of California, as depicted on the Plat
14 Map identified as Attachment 1, attached hereto and made a part hereof. The real
15 property consisting of ±4.758 acres of vacant land and is also known as Assessor's
16 Parcel Numbers: 360-390-011 and 360-390-017 ("Property"); and

17 WHEREAS, Grantor desires to sell to the County and the County desire to
18 purchase the fee simple interest in the portion of the Property ("ROW"), as well as a
19 slope easement, for the purpose of constructing the I-215 / Scott Road Interchange
20 Project ("Project") as follows: Grant Deeds in favor of the State of California
21 referenced as Parcels 21943-1, 21943-2, and 21944-1 and described on Attachment
22 2A, attached hereto and made a part hereof; a Grant Deed in favor of the City of
23 Menifee referenced as Parcel 0689-006A and described on Attachment 2B, attached
24 hereto and made a part hereof; and a Slope Easement Deed in favor of City of Menifee
25 referenced as Parcel 0689-006B and described on Attachment 2C, attached hereto
26 and made a part hereof, pursuant to the terms and conditions set forth herein; and

27 WHEREAS, concurrently with this Agreement, the Parties intend to enter into a
28 Temporary Construction Access Agreement to grant County the right to temporarily

1 use portions of the Property, as described therein, for the construction of the Project;
2 and

3 WHEREAS, the Effective Date is the date on which this Agreement is approved
4 and fully executed by County and Grantor as listed on the signature page of this
5 Agreement;

6 NOW, THEREFORE, in consideration of the payment and other obligations set
7 forth below, Grantor and County mutually agree as follows:

8
9 **ARTICLE I. AGREEMENT**

10 1. Recitals. All the above recitals are true and correct and by this reference
11 are incorporated herein.

12 2. Consideration. For good and valuable consideration, Grantor agrees to
13 sell and convey to the County, and the County agrees to purchase from Grantor all of
14 the Right-of-Way Property described herein, under the terms and conditions set forth in
15 this Agreement. The full consideration for the Right-of-Way Property consists of the
16 purchase price amount for the real property interests to be acquired by the County
17 ("Purchase Price"). The Purchase Price in the amount of One Million Three Hundred
18 Fifteen Thousand Five Hundred Fifty One Dollars (\$1,315,551) is to be distributed to
19 Grantor in accordance with this Agreement.

20 3. County Responsibilities.

21 A. Upon the mutual execution of this Agreement, County will open
22 escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the
23 Escrow Holder's request the Parties shall execute such additional Escrow instructions
24 as are reasonably required to consummate the transaction contemplated by this
25 Agreement and are not inconsistent with this Agreement. In the event of any conflict
26 between the terms of this Agreement and any additional Escrow instructions, the terms
27 of this Agreement shall control. The Escrow Holder will hold all funds deposited by the
28 County in an escrow account ("Escrow Account") that is interest bearing and at a bank

1 approved by County with interest accruing for the benefit of County. The Escrow
2 Account shall remain open until all charges due and payable have been paid and
3 settled; any remaining funds shall be refunded to the County.

4 B. Upon the opening of Escrow, the County shall deposit the
5 Consideration as follows:

6 i. Purchase Price. Deposit into Escrow the Purchase Price in
7 the amount of One Million Three Hundred Fifteen Thousand Five Hundred Fifty One
8 Dollars (\$1,315,551) (the "Deposit").

9 C. On or before the date that Escrow is to close ("Close of Escrow"):

10 i. Closing Costs. County will deposit to Escrow Holder
11 amounts sufficient for all escrow, recording and reconveyance fees incurred in this
12 transaction, and if title insurance is desired by County, the premium charged therefore.
13 Said escrow and recording charges shall not include documentary transfer tax as
14 County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and
15 Taxation Code section 11922.

16 ii. County will deposit all other such documents consistent with
17 this Agreement as are reasonably required by Escrow Holder or otherwise to close
18 Escrow.

19 D. County will authorize the Escrow Holder to close Escrow and
20 release the Deposit, in accordance with the provisions herein, to Grantor conditioned
21 only upon the satisfaction by County.

22 i. The deposit of the following documents into Escrow for
23 recordation in the Official Records of the County Recorder of Riverside County
24 ("Official Records") upon Close of Escrow:

25 a. The four (4) grant deeds and one (1) slope easement
26 deed executed, acknowledged and delivered to Craig Olsen, Real Property Agent for
27 the County or to Escrow Holder, substantially in the forms attached hereto as
28 Attachment 3, (Deeds) granting the portion of the Property, subject to the following:

1 1. Free and clear of all liens, encumbrances,
2 easements, leases (recorded or unrecorded), and taxes except those encumbrances
3 and easements which, in the sole discretion of the County, are acceptable, except:

4 2. Current fiscal year, including personal
5 property tax, if any, and any further assessment thereto under Chapter 3.5 of Revenue
6 and Taxation Code of the State of California;

7 3. Easements or rights of way of record over said
8 land for public or quasi-public utility or public street purposes, if any;

9 4. Any items on the Preliminary Title Report
10 (PTR) not objected to by County in a writing provided to Escrow Holder before the
11 Close of Escrow;

12 5. Any other taxes owed whether current or
13 delinquent are to be made current.

14 E. At closing or Close of Escrow, County is authorized to deduct and
15 pay from amount shown in the Deposit, any amount necessary to satisfy and handle all
16 real property taxes, bonds, and assessments in the following manner:

17 a. All real property taxes shall be prorated, paid, and canceled
18 pursuant to the provisions of section 5081 et. seq., of the Revenue and Taxation Code.

19 b. Pay any unpaid liens or taxes together with penalties, cost
20 and interest thereon, and any bonds or assessments that are due on the date title is
21 transferred.

22 F. County shall direct Escrow Holder to disburse purchase price
23 minus any and all charges due upon Close of Escrow in accordance with the escrow
24 instructions contained in this Agreement.

25 Grantor Responsibilities.

26 A. Execute and acknowledge a Grant Deed in favor of the State of
27 California dated _____ identified as Parcel Number 21943-1; a Grant Deed in
28 favor of the State of California dated _____ identified as Parcel Number 21943-

1 2; a Grant Deed in favor of the State of California dated _____ identified as
2 Parcel Number 21944-1; a Grant Deed in favor of the City of Menifee dated
3 _____ identified as Parcel Number 0689-006A; and a Slope Easement Deed in
4 favor of the City of Menifee dated _____ identified as Parcel Number 0689-
5 006B and deliver deeds to Craig Olsen, Real Property Agent for the County or to the
6 Escrow Holder.

7 B. Grantor shall indemnify, defend, protect, and hold the County of
8 Riverside, its Agencies, Districts, Departments, their respective directors, Board of
9 Supervisors, elected and appointed officials, employees, agents, representatives,
10 successors, and assigns free and harmless from and against any and all claims,
11 liabilities, penalties, forfeitures, losses, or expenses, including without limitation,
12 attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or
13 indirectly, by either (a) the presence in, within, under, or about the parcel for the
14 presence of hazardous materials, toxic substances, or hazardous substances as a
15 result of Grantor's use, storage, or generation of such materials or substances or (b)
16 Grantor's failure to comply with any federal, state, or local laws relating to such
17 materials or substances. For the purpose of this Agreement, such materials or
18 substances shall include without limitation hazardous substances, hazardous
19 materials, or toxic substances as defined in the Comprehensive Environmental
20 Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. section
21 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. sections 5101 to
22 5128; the Resource Conservation and Recovery Act, 42 U.S.C. sections 6901-87
23 (1988); and those substances defined as hazardous wastes in section 25117 of the
24 California Health and Safety Code or hazardous substances in section 25316 of the
25 California Health; and in the regulations adopted in publications promulgated pursuant
26 to said laws.

27 C. Grantor shall be obligated hereunder to include without limitation,
28 and whether foreseeable or unforeseeable, all costs of any required or necessitated

1 repair, clean-up, detoxification, or decontamination of the parcel, and the preparation
2 and implementation of any closure, remedial action, or other required plans in
3 connection therewith, and such obligation shall continue under the parcel has been
4 rendered in compliance with applicable federal, state, and local laws, statutes,
5 ordinances, regulations, and rules.

6 Article II. MISCELLANEOUS

7 1. It is mutually understood and agreed by and between the Parties hereto
8 that the right of possession and use of the subject property by County, including the
9 right to remove and dispose of improvements, shall commence upon the execution of
10 this Agreement by all parties. The Purchase Price includes, but is not limited to, full
11 payment for such possession and use.

12 2. This Agreement embodies all of the considerations agreed upon between
13 the County and Grantor. This Agreement was obtained without coercion, promises
14 other than those provided herein, or threats of any kind whatsoever by or to either
15 party.

16 3. The performance of this Agreement constitutes the entire consideration
17 for the acquisition of the Property and shall relieve the County of all further obligations
18 or claims pertaining to the acquisition of the Property or pertaining to the location,
19 grade or construction of the proposed public improvement.

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

23 5. This Agreement shall not be changed, modified, or amended except upon
24 the written consent of the Parties hereto.

25 6. This Agreement is the result of negotiations between the Parties and is
26 intended by the Parties to be a final expression of their understanding with respect to
27 the matters herein contained. This Agreement supersedes any and all other prior
28 agreements and understandings, oral or written, in connection therewith. No provision

1 contained herein shall be construed against the County solely because it prepared this
2 Agreement in its executed form.

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

8 8. Grantor and its assigns and successors in interest shall be bound by all
9 the terms and conditions contained in this Agreement, and all the Parties thereto shall
10 be jointly and severally liable thereunder.

11
12
13 (REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)
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28

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

4 In Witness Whereof, the Parties have executed this Agreement the day and year
5 last below written.

6
7 Dated: APR 01 2014

8
9 COUNTY:
10 COUNTY OF RIVERSIDE, a political
11 subdivision of the State of California

GRANTOR:
SCOTT-215, LP, a California
Limited Partnership

12 By: Jeff Stone
13 Jeff Stone, Chairman
14 Board of Supervisors

By: FRED D. GRIMES
Name: FDG FINANCIAL, INC. G.P.
15 Its: President.

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

19 By: Kaunoyton
20 Deputy

21 APPROVED AS TO FORM:
22 Pamela J. Walls
23 County Counsel

24 By: Patricia Munroe
25 Patricia Munroe
26 Deputy County Counsel

27 CO:\ra\021014\244TR\16.606 S:\Real Property\TYPING\Docs-16.500 to 16.999\16.606.doc
28

APR 04 2007

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT CORRELATE WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. SE 15 T. 6S., R. 3W

I.R.A. 054-111

360-39
357-56

372
11

STATE HWY 215

1" = 200'
ANGL. C = 90

35

38

359
09

ASSESSOR'S MAP BK360 PG.39
Riverside County, Calif.

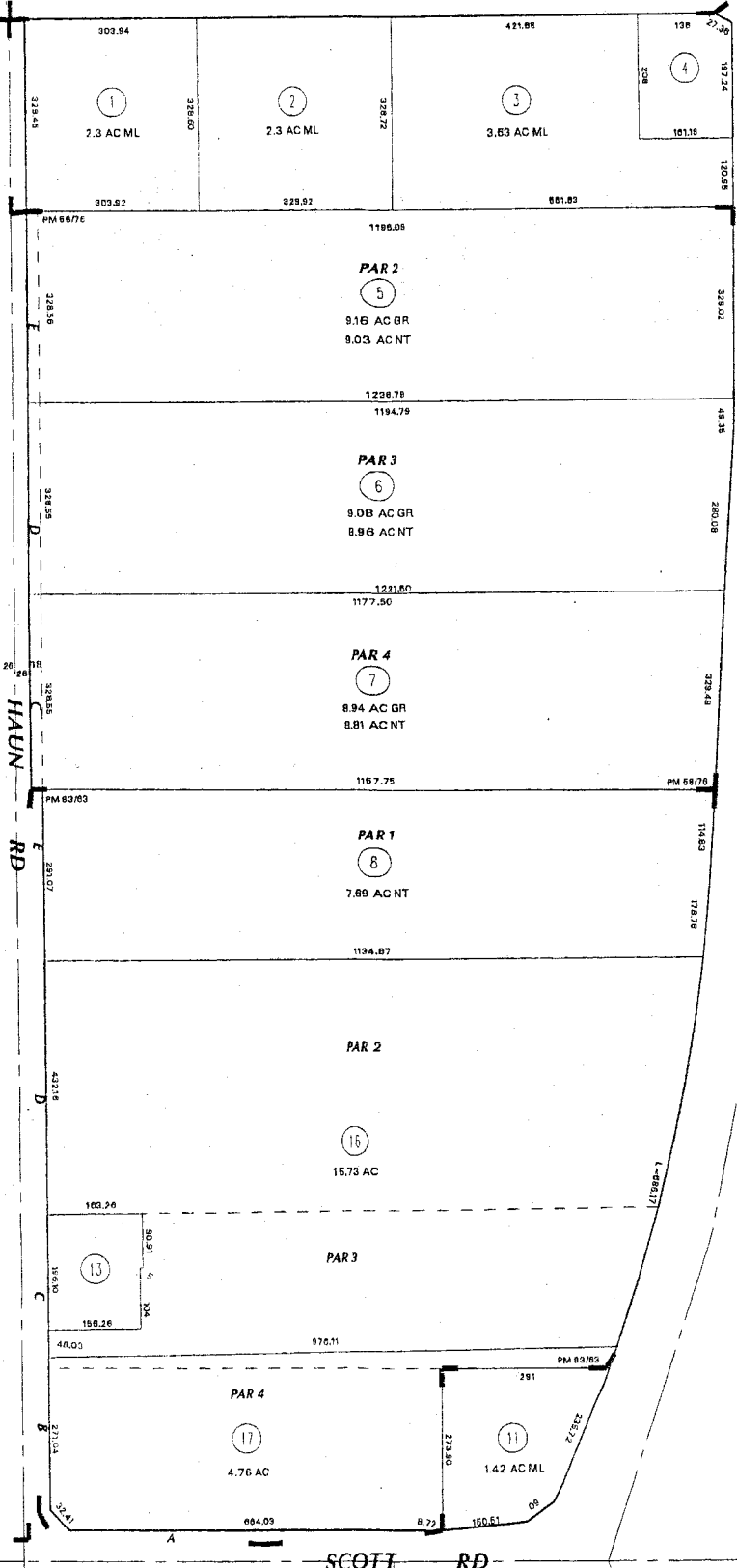
CSM

DATA: STATE HWY MAP

PM 58/76 PARCEL MAP NO. 10810
PM 93/63 PARCEL MAP NO. 13382

NOV 2007

DATE	OLD NUMBER	NEW NUMBER
2/07	10	15-15
2/07	9-14	15
2/07	2-13	27



APR 14 2007

ATTACHMENT 2

Legal Descriptions and Plat Maps

"2A" – Grant Deeds

1. A portion of APN: 360-390-011 and 360-390-017; Parcels 21943-1, 21943-2, and 21944-1 all in favor of the State of California

"2B" – Grant Deed

2. A portion of APN: 360-390-011 and 360-390-017; Parcel 0689-006A in favor of the City of Menifee

"2C" – Slope Easement

3. A portion of APN: 360-390-011 and 360-390-017; Parcel 0689-006B in favor of the City of Menifee

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
21943-1

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880), AND THE **TRUE POINT OF BEGINNING**;

THENCE S 83°33'55" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.00 FEET TO AN ANGLE POINT THEREIN;

THENCE N 89°22'21" W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.54 FEET;

THENCE N 02°27'10" W, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 02°27'10" W;

(COURSE "A") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°45'17", AN ARC DISTANCE OF 32.82 FEET TO THE EASTERLY LINE OF SAID PARCEL "B";

THENCE S 00°13'50" W ALONG SAID EASTERLY LINE, A DISTANCE OF 70.98 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2,218 SQUARE FEET, OR 0.051 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SCOTT ROAD OVER AND ACROSS COURSE "A", HEREINABOVE DESCRIBED.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

08-RIV-215-MP15.50-21943 (21943-1)
PAGE 1 OF 1



EXHIBIT "B"

08-RIV-215-MP15.50-21943 (21943-1)

512-1

14

23

1-215

CURVE DATA

△ = 00° 45' 17"
 R = 2,491.00'
 T = 16.41'
 L = 32.82'

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

SECTION 15

R/W INFORMATION:

R/W PER O.R. BK. 1009,
 PG. 227-229,
 REC. 09/07/1948.
 R/W PER INST. 90089,
 REC. 08/11/1971.
 R/W PER INST. 131519,
 REC. 11/17/1971
 R/W PER INST. 131520,
 REC. 11/17/1971
 R/W PER INST. 172048,
 REC. 09/11/1981.
 R/W PER PM 93/63.
 GRANT DEED
 INST. NO. 07-0132117
 REC. 02/26/2007

LINE DATA

N 00° 37' 39" E 56.10'
 S 83° 33' 55" W 9.00'
 N 89° 22' 21" W 20.54'
 N 02° 27' 10" W 70.64'
 S 00° 13' 50" W 70.98'

APN 360-390-017

GRANT DEED
 INST. NO. 06-0926419
 REC. 12/19/2006

PARCEL MAP NO. 13382
 PARCEL 4
 (COURSE "A")
 N 02° 27' 10" W (R)
 N 01° 41' 53" W (R)
 2,218 SQ. FT.
 0.051 AC.
 T.P.O.B.
 N 83° 33' 55" E 150.40'

LOT LINE ADJUSTMENT
 NO. 5044
 INST. 06-0926416
 REC. 12/19/2006
 PARCEL "B"

P.O.C.
 SE CORNER
 SECTION 15

(N89°20'53" W 1319.41')

SCOTT ROAD

BAILEY PARK BLVD.

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

SECTION 22

SURVEYOR'S NOTES:

[] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.
 () PER RECORD OF SURVEY, RS 21/33.
 ||||| INDICATES RESTRICTED ACCESS

CITY OF
 MENIFEE

TO C/L INT.
 SCOTT ROAD
 & HAUN ROAD



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.:	21943-1
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 1	

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
21943-2

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880);

THENCE N 00°13'50" E ALONG THE EASTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 273.86 FEET TO AN ANGLE POINT IN SAID PARCEL LINE;

THENCE S 89°22'21" E CONTINUING ALONG SAID PARCEL LINE, A DISTANCE OF 90.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET AND AN INITIAL RADIAL BEARING OF N 83°54'47" W, BEING THE **TRUE POINT OF BEGINNING**;

(COURSE "A")THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°44'12", AN ARC DISTANCE OF 24.59 FEET TO THE NORTHERLY LINE OF SAID PARCEL "B";

THENCE S 89°47'00" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 206.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR INTERSTATE 215 AS DESCRIBED BY GRANT DEED RECORDED AUGUST 11, 1971 AS INSTRUMENT NUMBER 90089, SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,999.63 FEET AND AN INITIAL RADIAL BEARING OF S 69°49'08" E;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°31'30", AN ARC DISTANCE OF 27.49 FEET, RETURNING TO THE AFOREMENTIONED PARCEL LINE;

THENCE N 89°22'21" W ALONG SAID PARCEL LINE, A DISTANCE OF 200.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5,101 SQUARE FEET, OR 0.117 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID INTERSTATE 215, OVER AND ACROSS COURSE "A", HEREINABOVE DESCRIBED.

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
21943-2

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



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

SECTION 15

T.P.O.B.

CURVE DATA

(A) $\Delta = 03^{\circ}44'12''$ (B) $\Delta = 00^{\circ}31'30''$
 $R = 377.00'$ $R = 2,999.63'$
 $T = 12.30'$ $T = 13.74'$
 $L = 24.59'$ $L = 27.49'$
 (C) $\Delta = 21^{\circ}36'47''$ ($\Delta = 21^{\circ}36'22''$)
 $R = 2,999.63'$ ($R = 3,000.00'$)
 $T = 572.56'$ ($T = 572.45'$)
 $L = 1131.52'$ ($L = 1131.29'$)

APN 360-390-017

GRANT DEED
 INST. NO. 06-0926419
 REC. 12/19/2006

PARCEL MAP NO. 13382
 PARCEL 4

LOT LINE ADJUSTMENT

NO. 5044
 INST. 06-0926416
 REC. 12/19/2006

PARCEL "B"

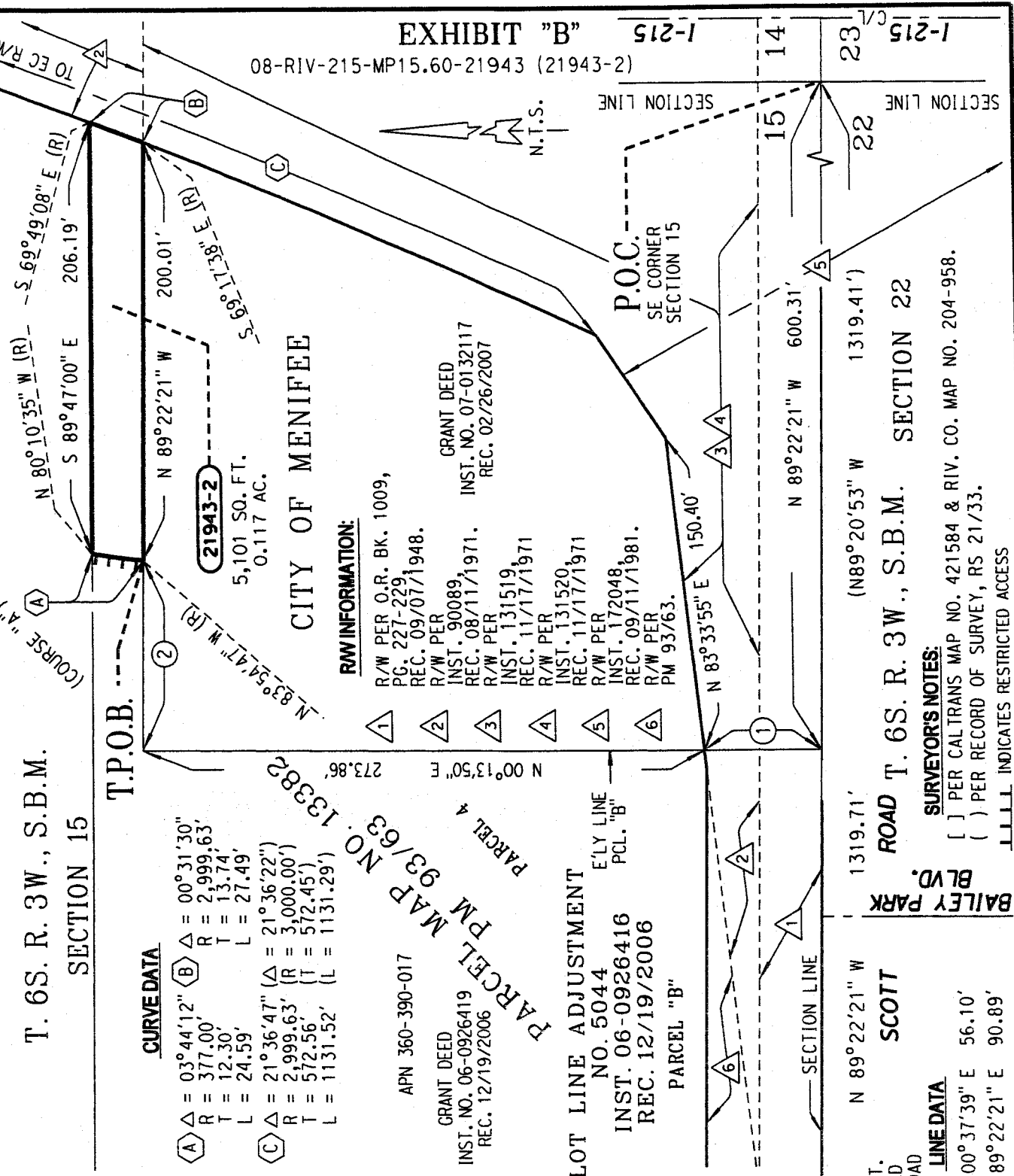
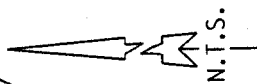
R/W INFORMATION:

1 R/W PER O.R. BK. 1009,
 PG. 227-229
 REC. 09/07/1948.
 2 R/W PER
 INST. 90089,
 REC. 08/11/1971.
 3 R/W PER
 INST. 131519,
 REC. 11/17/1971
 4 R/W PER
 INST. 131520,
 REC. 11/17/1971
 5 R/W PER
 INST. 172048
 REC. 09/11/1981.
 6 R/W PER
 PM 93/63.

EXHIBIT "B"

08-RIV-215-MP15.60-21943 (21943-2)

P.O.C.
 SE CORNER
 SECTION 15



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 21943-2
 PREPARED BY: KNV
 SCALE: N.T.S.
 DATE: OCTOBER, 2013
 W.O. NO.: B3-0689

SHEET 1 OF 1

TO C/L INT.
 SCOTT ROAD
 & HAUN ROAD

LINE DATA

1 N 00°37'39" E 56.10'
 2 S 89°22'21" E 90.89'

SCOTT

N 89°22'21" W

BAILEY PARK
 BLVD.

1319.71'

ROAD T. 6S. R. 3W., S.B.M.

(N89°20'53" W

1319.41')

SECTION 22

SURVEYOR'S NOTES:

[] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.
 () PER RECORD OF SURVEY, RS 21/33.
 L L L L INDICATES RESTRICTED ACCESS

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
21944-1

BEING A PORTION OF THAT CERTAIN PARCEL OF DESCRIBED BY GRANT DEED RECORDED FEBRUARY 26, 2007, AS INSTRUMENT NUMBER 2007-0132117, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880), AND **THE TRUE POINT OF BEGINNING**;

THENCE N 00°13'50" E ALONG THE MOST-WESTERLY LINE OF SAID GRANT DEED, A DISTANCE OF 70.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°41'53" W;

(COURSE "A") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°40'02", AN ARC DISTANCE OF 72.49 FEET;

(COURSE "B") THENCE N 39°24'31" E, A DISTANCE OF 24.41 FEET;

(COURSE "C") THENCE N 00°38'18" E, A DISTANCE OF 146.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET;

(COURSE "D") THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°26'55", AN ARC DISTANCE OF 35.85 FEET TO THE NORTHERLY LINE OF SAID GRANT DEED;

THENCE S 89°22'21" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR INTERSTATE 215 AS DESCRIBED BY GRANT DEED RECORDED NOVEMBER 17, 1971 AS INSTRUMENT NUMBER 131519 SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,999.63 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'38" E;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°33'34", AN ARC DISTANCE OF 238.70 FEET;

THENCE S 55°20'05" W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 59.99 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AS DESCRIBED BY INSTRUMENT NUMBERS 131519 AND 131520, BOTH RECORDED NOVEMBER 17, 1971, SAID OFFICIAL RECORDS;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
21944-1

THENCE S 83°33'55" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.40 FEET TO THE **TRUE POINT OF BEGINNING**

CONTAINING 44,092 SQUARE FEET, OR 1.012 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO INTERSTATE 215 AND SCOTT ROAD, OVER AND ACROSS COURSES "A" THROUGH "D", INCLUSIVE, HEREINABOVE DESCRIBED.

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT A PORTION OF THE GRANTOR'S REMAINING PROPERTY IS LANDLOCKED, AND WITHOUT DIRECT ACCESS TO SAID STATE HIGHWAY AND SCOTT ROAD, AND GRANTORS HEREBY RELIEVE GRANTEE OF ANY LIABILITY TO PROVIDE ACCESS TO THE REMAINING LANDLOCKED PROPERTY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

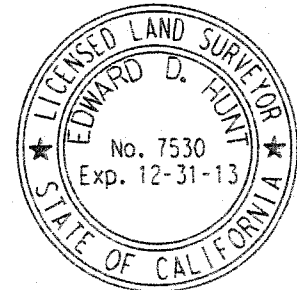


EXHIBIT "B" I-215

08-RIV-215-MP15.50-15.60-21944 (21944-1)

RAW INFORMATION: T. 6S. R. 3W., S.B.M.

R/W PER O.R. BK. 1009, PC. 227-229, REC. 09/07/1948.
 R/W PER INST. 90089, REC. 08/11/1971.
 R/W PER INST. 131519, REC. 11/17/1971
 R/W PER INST. 131520, REC. 11/17/1971
 R/W PER INST. 172048, REC. 09/11/1981.
 R/W PER PM 93/63.

CURVE DATA
 A $\Delta = 01^{\circ}40'02''$ B $\Delta = 05^{\circ}26'55''$
 R = 2,491.00' R = 377.00'
 T = 36.25' T = 17.94'
 L = 72.49' L = 35.85'

21944-1
 44,092 SQ. FT.
 1.012 AC.

GRANT DEED
 INST. NO. 07-0132117
 REC. 02/26/2007

APN 360-390-011
 N 00°01'51" W (R)

CITY OF MENIFEE
 LOT LINE ADJUSTMENT
 NO. 5044
 INST. 06-0926416
 REC. 12/19/2006

T.P.O.B.
 PARCEL "B"



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

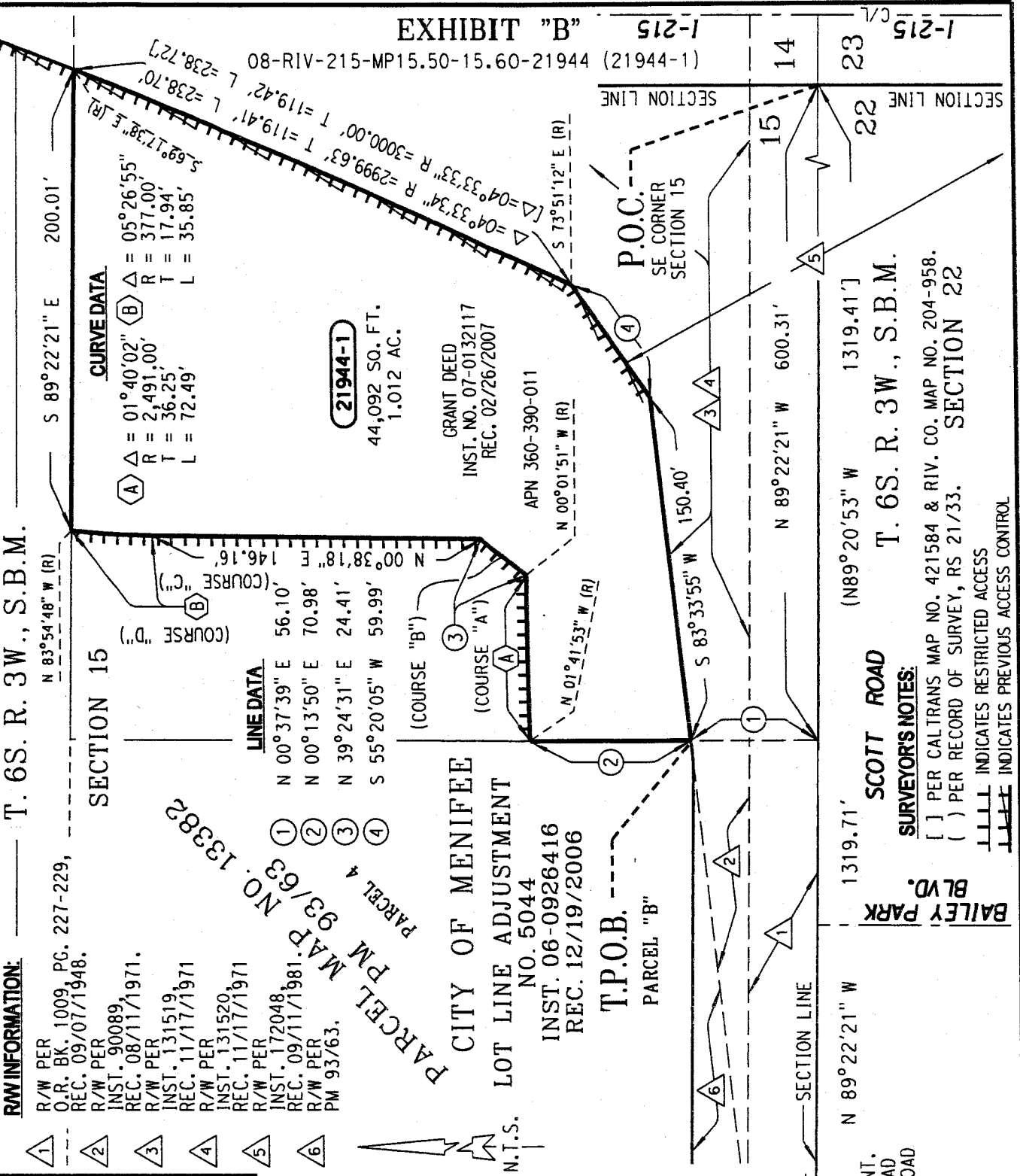
COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.:	21944-1
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 1	



SCOTT ROAD
 T. 6S. R. 3W., S.B.M.
 SURVEYOR'S NOTES:
 [] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.
 () PER RECORD OF SURVEY, RS 21/33. SECTION 22
 L L L L L INDICATES RESTRICTED ACCESS
 L L L L L INDICATES PREVIOUS ACCESS CONTROL

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-006A

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF HAUN ROAD (44.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 15, AS SHOWN ON PARCEL MAP 13382 ON FILE IN BOOK 93, PAGE 63 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°22'21" E ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 66.42 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY-LINE OF LOT "A" (SCOTT ROAD) AND THE MOST-EASTERLY CORNER OF LOT "B" (HAUN ROAD), AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE AND THE **TRUE POINT OF BEGINNING**;

THENCE N 44°34'36" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 32.39 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT "B";

THENCE N 00°13'01" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.44 FEET;

(COURSE "A") THENCE S 36°50'50" E, A DISTANCE OF 60.85 FEET;

(COURSE "B") THENCE S 89°20'41" E, A DISTANCE OF 12.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,323.00 FEET;

(COURSE "C") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 158.02 FEET;

(COURSE "D") THENCE N 86°45'28" E, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 209.00 FEET;

(COURSE "E") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 46.26 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.99 FEET AND AN INITIAL RADIAL BEARING OF S 09°26'18" W;

(COURSE "F") THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 44.48 FEET;

(COURSE "G") THENCE N 86°45'28" E, A DISTANCE OF 197.70 FEET;

(COURSE "H") THENCE N 03°14'32" W, A DISTANCE OF 24.00 FEET;

(COURSE "I") THENCE N 86°45'28" E, A DISTANCE OF 69.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET;

(COURSE "J") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'22", AN ARC DISTANCE OF 34.32 FEET;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-006A

THENCE S 02°27'10" E, A DISTANCE OF 70.64 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD;

THENCE N 89°22'21" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 623.50 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 22,903 SQUARE FEET, OR 0.526 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SCOTT ROAD, OVER AND ACROSS COURSES "A" THROUGH "J", INCLUSIVE, HEREINABOVE DESCRIBED.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Edward D. Hunt*

DATE: 10-30-2013





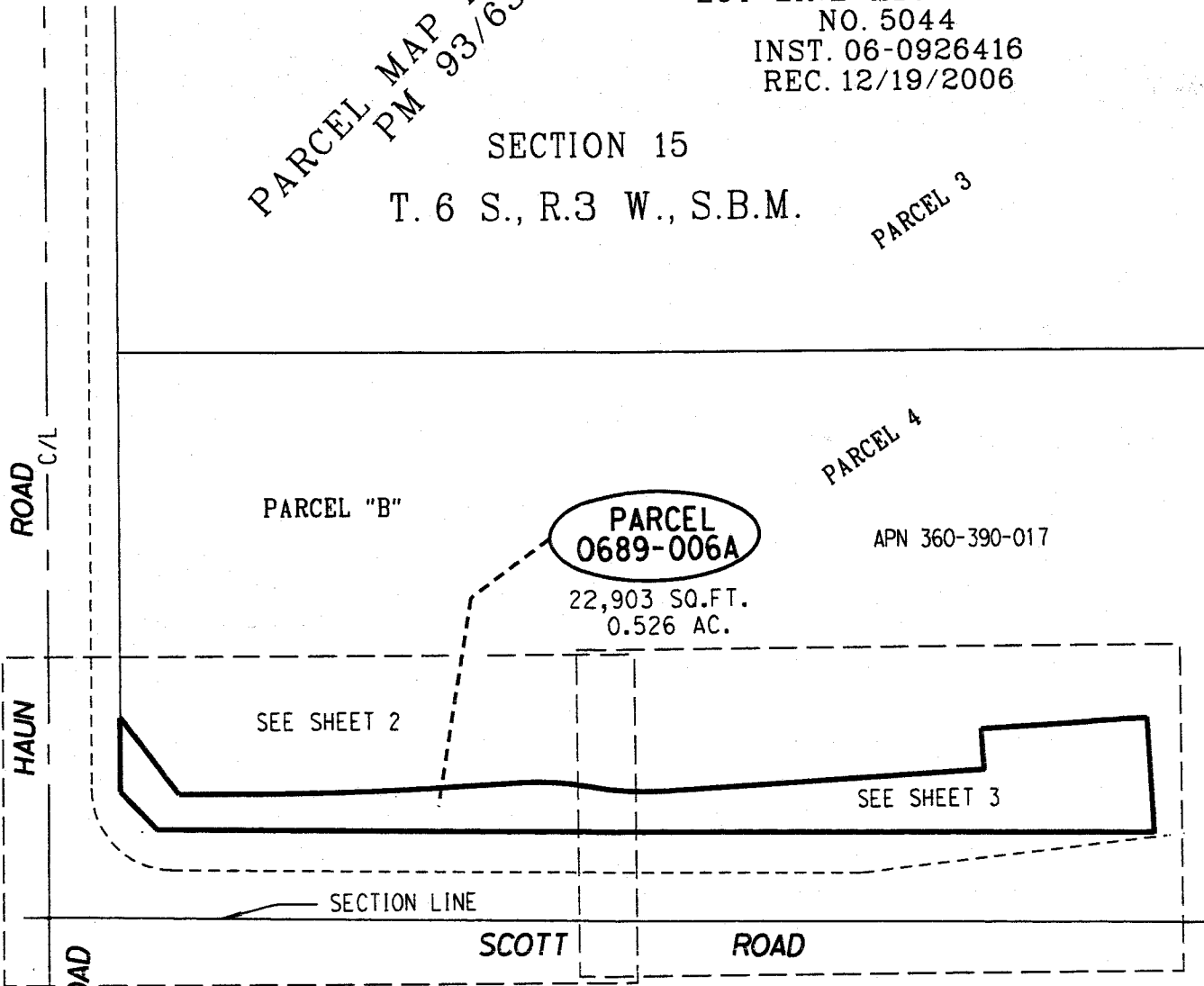
PARCEL MAP NO. 13382
PM 93/63

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

SECTION 15

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

PARCEL 3



PARCEL "B"

PARCEL
0689-006A

APN 360-390-017

22,903 SQ.FT.
0.526 AC.

SEE SHEET 2

SEE SHEET 3

SECTION LINE

SCOTT

ROAD

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

SECTION 22

CITY OF MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10/30/2013

PAR. NO.: 0689-006A

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006A)



LINE DATA

- ① S 89°22'21" E - 66.42'
- ② N 00°37'39" E - 54.99'
- ③ N 44°34'36" W - 32.39'
- ④ N 00°13'01" E - 47.44'
- ⑤ S 36°50'50" E - 60.85'
- ⑥ S 89°20'41" E - 12.15'
- ⑦ N 86°45'28" E - 46.52'

R/W INFORMATION:

- △ 1 R/W PER INST. 90089, REC. 08/11/1971.
- △ 2 R/W PER INST. 172048, REC. 09/11/1981.
- △ 3 R/W PER PM 93/63.

CURVE DATA

- ⊕ A R = 2,323.00'
Δ = 03°53'51"
L = 158.02'
T = 79.04
- ⊕ B R = 209.00'
Δ = 12°40'50"
L = 46.26'
T = 23.22'

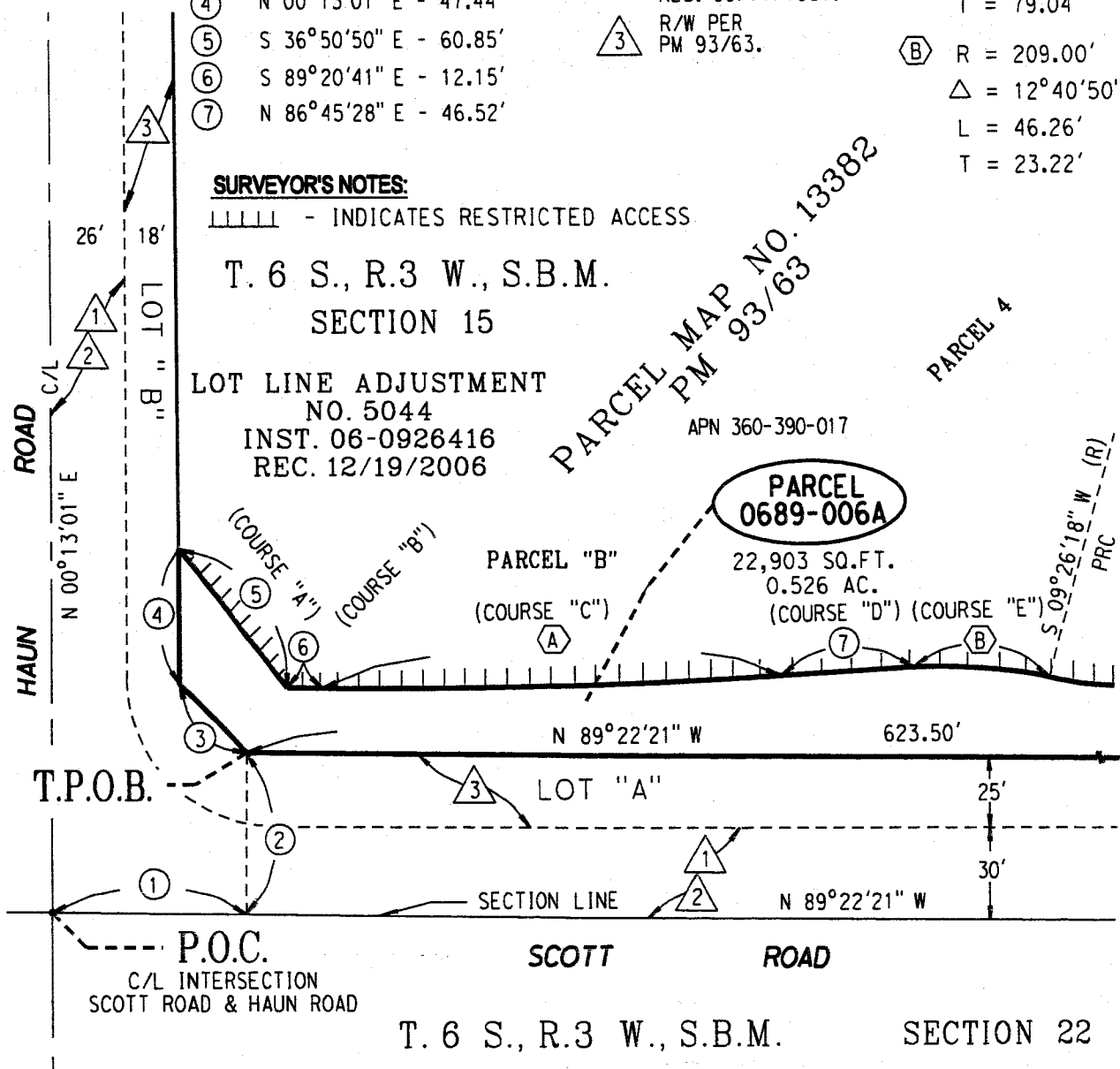
SURVEYOR'S NOTES:

||||| - INDICATES RESTRICTED ACCESS

T. 6 S., R.3 W., S.B.M.
SECTION 15

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

PARCEL MAP NO. 13382
PM 93/63
APN 360-390-017



PARCEL 0689-006A

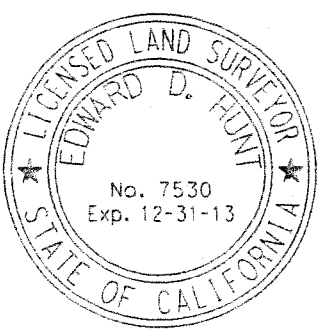
22,903 SQ.FT.
0.526 AC.
(COURSE "D") (COURSE "E")

MATCHLINE SEE SHEET 3

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

SECTION 22

CITY OF
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006A

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3

EXHIBIT "B"

08-RIV-215-MP15.5021943 (0689-006A)



LINE DATA

- ⑧ N 03°14'32" W - 24.00'
- ⑨ N 86°45'28" E - 69.34'
- ⑩ S 02°27'10" E - 70.64'

R/W INFORMATION:

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

CURVE DATA

- ⓑ R = 209.00'
Δ = 12°40'50"
L = 46.26'
T = 23.22'
- ⓒ R = 200.99'
Δ = 12°40'50"
L = 44.48'
T = 22.33'
- ⓓ R = 2,491.00'
Δ = 00°47'22"
L = 34.32'
T = 17.16'

SURVEYOR'S NOTES:

||||| - INDICATES RESTRICTED ACCESS

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

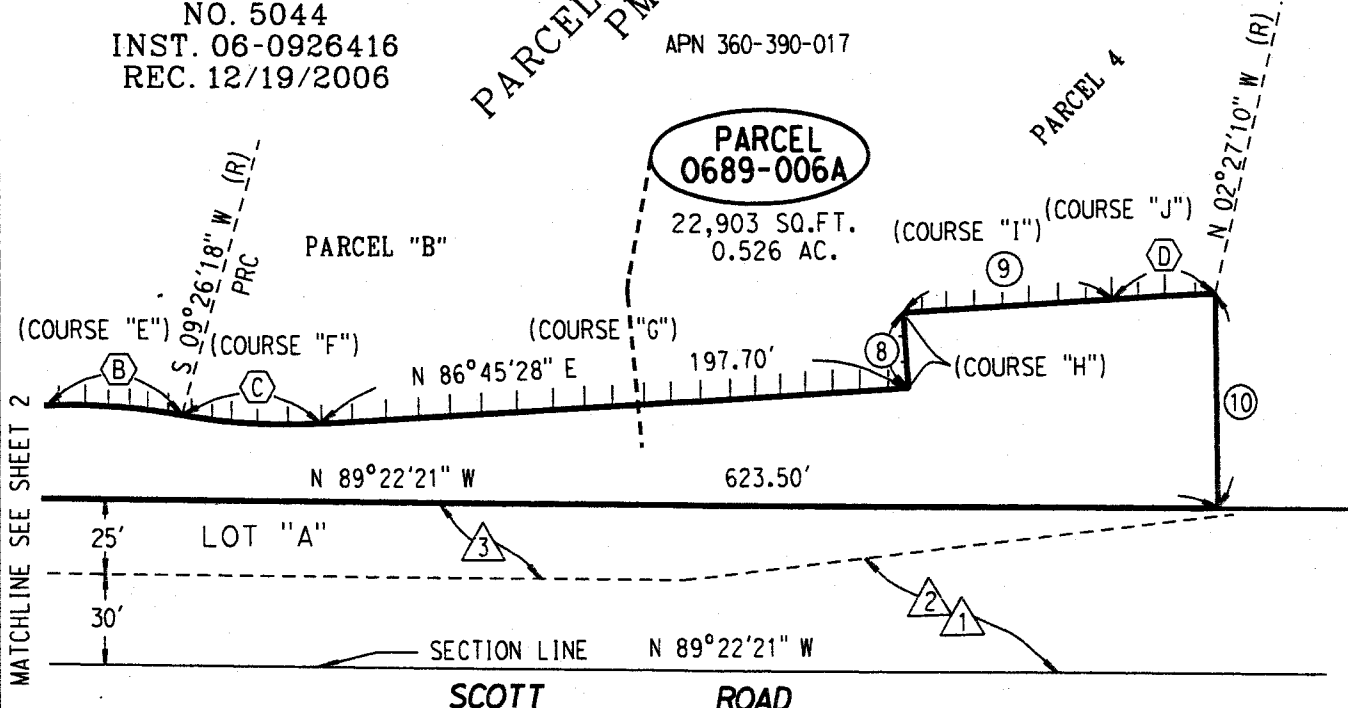
SECTION 15

LOT LINE ADJUSTMENT

NO. 5044
INST. 06-0926416
REC. 12/19/2006

PARCEL MAP NO. 13382
PM 93/63

APN 360-390-017



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

SECTION 22

CITY OF MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.:	0689-006A
PREPARED BY:	GSE
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 3 OF 3	

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
SLOPE EASEMENT
0689-006B

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF HAUN ROAD (44.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 15, AS SHOWN ON PARCEL MAP 13382 ON FILE IN BOOK 93, PAGE 63 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°22'21" E ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 66.42 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY-LINE OF LOT "A" (SCOTT ROAD) AND THE MOST-EASTERLY CORNER OF LOT "B" (HAUN ROAD), AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE N 44°34'36" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 32.39 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT "B";

THENCE N 00°13'01" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.44 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°13'01" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.59 FEET;

THENCE S 36°50'50" E, A DISTANCE OF 69.16 FEET;

THENCE S 89°20'41" E, A DISTANCE OF 7.22 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,313.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 157.34 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 219.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 48.47 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 190.99 FEET AND AN INITIAL RADIAL BEARING OF S 09°26'18" W;

THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 42.27 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 197.70 FEET;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
SLOPE EASEMENT
0689-006B

THENCE S 03°14'32" E, A DISTANCE OF 10.00 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 197.70 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.99 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 44.48 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 209.00 FEET AND AN INITIAL RADIAL BEARING OF N 09°26'18" E;

THENCE WESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 46.26 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,323.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 158.02 FEET;

THENCE N 89°20'41" W, A DISTANCE OF 12.15 FEET;

THENCE N 36°50'50" W, A DISTANCE OF 60.85 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5,673 SQUARE FEET, OR 0.130 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 BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

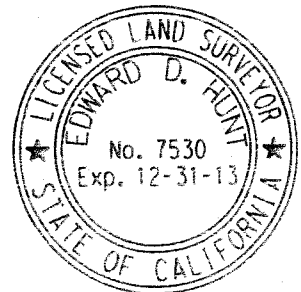


EXHIBIT "B"

08-RIV-215-MP15.5021943 (0689-006B)
SLOPE EASEMENT



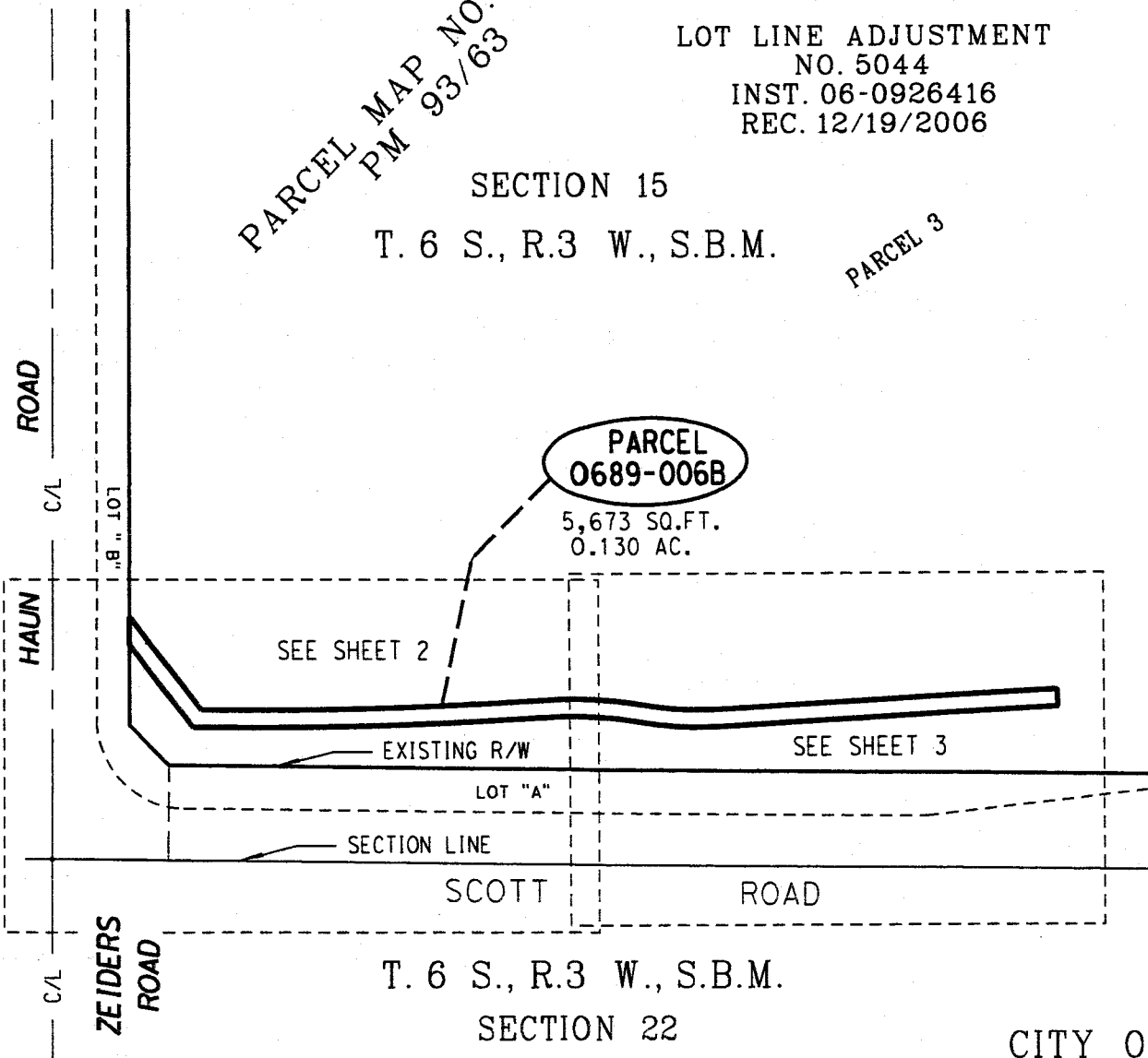
PARCEL MAP NO. 13382
PM 93/63

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

SECTION 15

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

PARCEL 3



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

SECTION 22

CITY OF
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006B

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006B)
SLOPE EASEMENT

CURVE DATA

A	R = 2,313.00'
	$\Delta = 03^{\circ}53'51''$
	L = 157.34'
	T = 78.70'
B	R = 219.00'
	$\Delta = 12^{\circ}40'50''$
	L = 48.47'
	T = 24.33'
E	R = 209.00'
	$\Delta = 12^{\circ}40'50''$
	L = 46.25'
	T = 23.22'
F	R = 2,323.00'
	$\Delta = 03^{\circ}53'51''$
	L = 158.02'
	T = 79.04'

LINE DATA

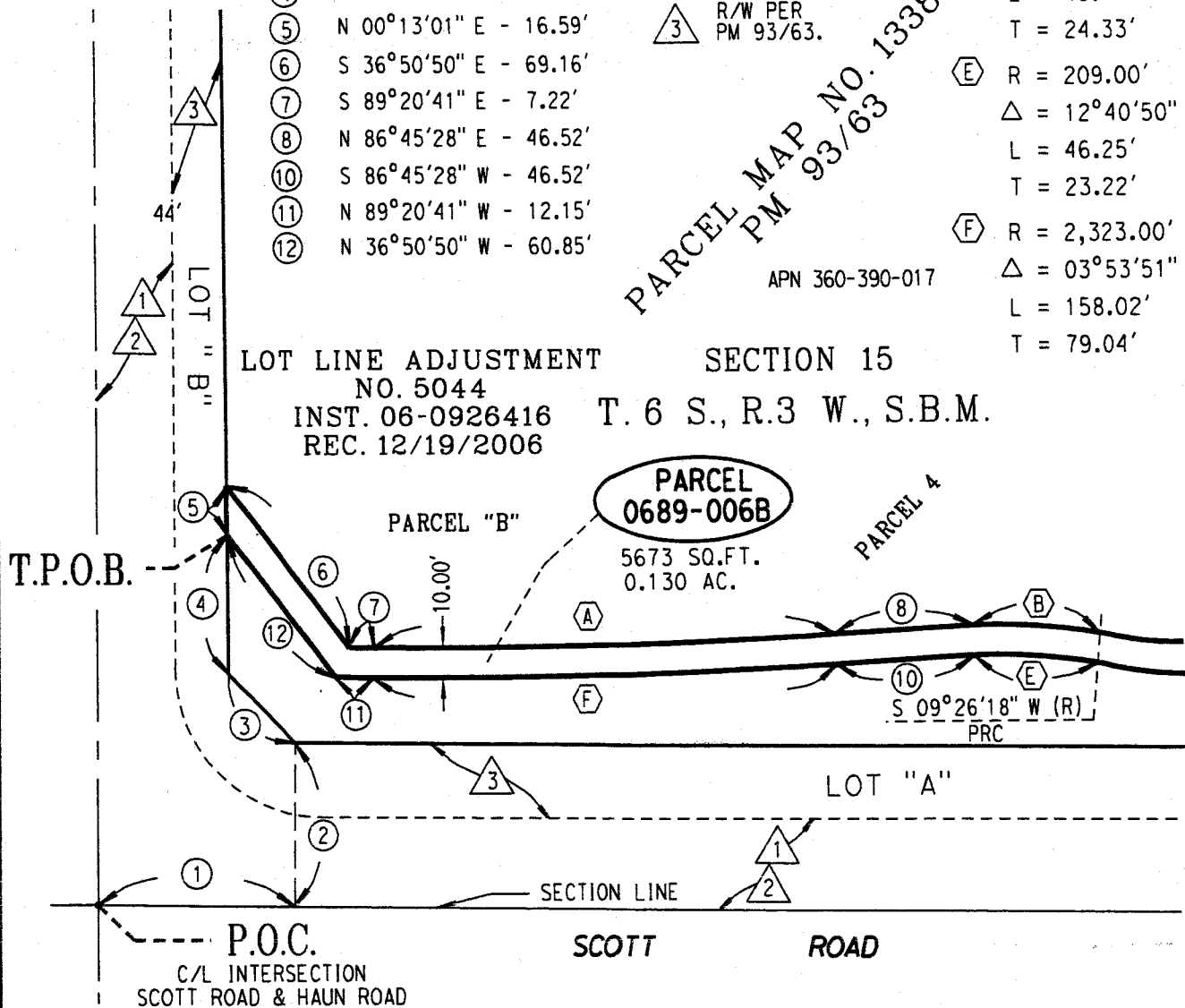
- ① S 89°22'21" E - 66.42'
- ② N 00°37'39" E - 54.99'
- ③ N 44°34'36" W - 32.39'
- ④ N 00°13'01" E - 47.44'
- ⑤ N 00°13'01" E - 16.59'
- ⑥ S 36°50'50" E - 69.16'
- ⑦ S 89°20'41" E - 7.22'
- ⑧ N 86°45'28" E - 46.52'
- ⑩ S 86°45'28" W - 46.52'
- ⑪ N 89°20'41" W - 12.15'
- ⑫ N 36°50'50" W - 60.85'

RW INFORMATION:

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

PARCEL MAP NO. 13382
PM 93/63

APN 360-390-017



LOT LINE ADJUSTMENT
NO. 5044

SECTION 15

INST. 06-0926416
REC. 12/19/2006

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

PARCEL
0689-006B

5673 SQ.FT.
0.130 AC.

S 09°26'18" W (R)
PRC

MATCHLINE SEE SHEET 3

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

SECTION 22

CITY OF
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006B

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006B)
SLOPE EASEMENT



R/W INFORMATION:

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

LINE DATA

⑨ S 03°14'32" E - 10.00'

CURVE DATA

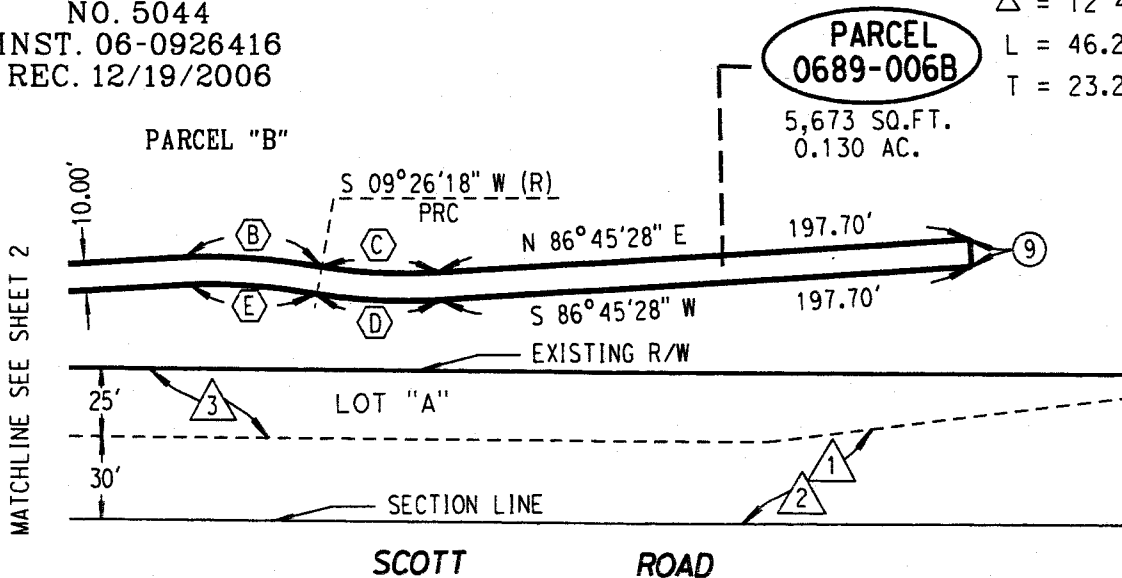
- ⓑ R = 219.00'
Δ = 12°40'50"
L = 48.47'
T = 24.33'
- ⓒ R = 190.99'
Δ = 12°40'50"
L = 42.27'
T = 21.22'
- ⓓ R = 200.99'
Δ = 12°40'50"
L = 44.48'
T = 22.33'
- ⓔ R = 209.00'
Δ = 12°40'50"
L = 46.26'
T = 23.22'

PARCEL MAP NO. 13382
PM 93/63

SECTION 15
T. 6 S., R.3 W., S.B.M.

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

APN 360-390-017



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

SECTION 22

CITY OF
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006B

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention C. Camarillo – MS 650

FREE RECORDING:

This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

CO:mr/010214/244TR/16.610

Space above this line for Recorder's Use

GRANT DEED
(CORPORATION)

District	County	Route	Post	Number
08	RIV	215	15.50	21943

SCOTT-215, LP, a California Limited Partnership, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the County of Riverside, State of California, described as:

See Attached Exhibit "A"

And depicted as:

See Attached Exhibit "B"

08-RIV-215-PM 15.50-21943 (21943-1)

This conveyance is made for road purposes and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to grantor's remaining property in and to Scott Road.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this _____ day of _____, 20____.

SCOTT-215, LP, a California Limited Partnership

By: _____

Name: _____

Its: _____

State of California }
County of _____ } ss

ACKNOWLEDGMENT

On _____ before me, _____
(here insert name and title of the officer)

personally appeared _____

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____

Malcom Dougherty
Director of Transportation

By _____
Attorney in Fact

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
21943-1

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880), AND THE **TRUE POINT OF BEGINNING**;

THENCE S 83°33'55" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.00 FEET TO AN ANGLE POINT THEREIN;

THENCE N 89°22'21" W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.54 FEET;

THENCE N 02°27'10" W, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 02°27'10" W;

(COURSE "A") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°45'17", AN ARC DISTANCE OF 32.82 FEET TO THE EASTERLY LINE OF SAID PARCEL "B";

THENCE S 00°13'50" W ALONG SAID EASTERLY LINE, A DISTANCE OF 70.98 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 2,218 SQUARE FEET, OR 0.051 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SCOTT ROAD OVER AND ACROSS COURSE "A", HEREINABOVE DESCRIBED.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

08-RIV-215-MP15.50-21943 (21943-1)

PAGE 1 OF 1

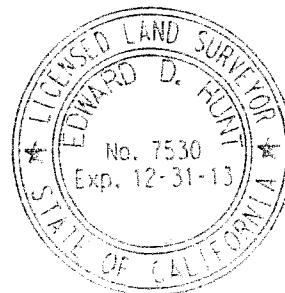


EXHIBIT "B"

08-RIV-215-MP15.50-21943 (21943-1)

I-215

14

23

I-215

CURVE DATA

△ A = 00°45'17"
R = 2,491.00'
T = 16.41'
L = 32.82'

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

SECTION 15

LINE DATA

① N 00°37'39" E 56.10'
② S 83°33'55" W 9.00'
③ N 89°22'21" W 20.54'
④ N 02°27'10" W 70.64'
⑤ S 00°13'50" W 70.98'

RAW INFORMATION:

R/W PER O.R. BK. 1009,
PG. 227-229,
REC. 09/07/1948.
R/W PER
INST. 90089,
REC. 08/11/1971.
R/W PER
INST. 131519,
REC. 11/17/1971
R/W PER
INST. 131520,
REC. 11/17/1971
R/W PER
INST. 172048,
REC. 09/11/1981.
R/W PER
PM 93/63.

APN 360-390-017

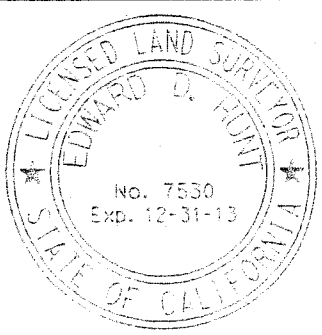
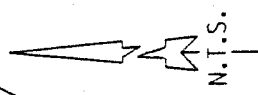
GRANT DEED
INST. NO. 06-0926419
REC. 12/19/2006

PARCEL MAP NO. 13382
PARCEL 4
(COURSE "A")

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006
PARCEL "B"

P.O.C.
SE CORNER
SECTION 15

T.P.O.B.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward O. Hunt* DATE: 10-30-2013

PAR. NO.:	21943-1
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 1	

TO C/L INT.
SCOTT ROAD
& HAUN ROAD

N 89°22'21" W 1319.71'

SCOTT ROAD

N 89°22'21" W 600.31'

N 89°20'53" W 1319.41'

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

SECTION 22

BLVD.

BAILEY PARK

CITY OF MENIFEE

SURVEYOR'S NOTES:
[] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.
() PER RECORD OF SURVEY, RS 21/33.
J.L.L.L. INDICATES RESTRICTED ACCESS

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention C. Camarillo – MS 650

FREE RECORDING:

This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

CO:mr/010214/244TR/16.611

Space above this line for Recorder's Use

GRANT DEED
(CORPORATION)

District	County	Route	Post	Number
08	RIV	215	15.60	21943

SCOTT-215, LP, a California Limited Partnership, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the County of Riverside, State of California, described as:

See Attached Exhibit "A"

And depicted as:

See Attached Exhibit "B"

08-RIV-215-PM 15.60-21943 (21943-2)

This conveyance is made for road purposes and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to grantor's remaining property in and to Interstate 215.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this _____ day of _____, 20____.

SCOTT-215, LP, a California Limited Partnership

By: _____

Name: _____

Its: _____

State of California }
County of _____ } ss

ACKNOWLEDGMENT

On _____ before me, _____
(here insert name and title of the officer)

personally appeared _____

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____

Malcom Dougherty
Director of Transportation

By _____
Attorney in Fact

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
21943-2

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880);

THENCE N 00°13'50" E ALONG THE EASTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 273.86 FEET TO AN ANGLE POINT IN SAID PARCEL LINE;

THENCE S 89°22'21" E CONTINUING ALONG SAID PARCEL LINE, A DISTANCE OF 90.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET AND AN INITIAL RADIAL BEARING OF N 83°54'47" W, BEING THE **TRUE POINT OF BEGINNING**;

(COURSE "A")THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°44'12", AN ARC DISTANCE OF 24.59 FEET TO THE NORTHERLY LINE OF SAID PARCEL "B";

THENCE S 89°47'00" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 206.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR INTERSTATE 215 AS DESCRIBED BY GRANT DEED RECORDED AUGUST 11, 1971 AS INSTRUMENT NUMBER 90089, SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,999.63 FEET AND AN INITIAL RADIAL BEARING OF S 69°49'08" E;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°31'30", AN ARC DISTANCE OF 27.49 FEET, RETURNING TO THE AFOREMENTIONED PARCEL LINE;

THENCE N 89°22'21" W ALONG SAID PARCEL LINE, A DISTANCE OF 200.01 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5,101 SQUARE FEET, OR 0.117 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID INTERSTATE 215, OVER AND ACROSS COURSE "A", HEREINABOVE DESCRIBED.

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
21943-2

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



T. 6S. R. 3W., S.B.M.
SECTION 15

T.P.O.B.

CURVED DATA

- (A) Δ = 03°44'12" (B) Δ = 00°31'30"
R = 377.00' R = 2,999.63'
T = 12.30' T = 13.74'
L = 24.59' L = 27.49'
- (C) Δ = 21°36'47" (Δ = 21°36'22")
R = 2,999.63' (R = 3,000.00')
T = 572.56' (T = 572.45')
L = 1131.52' (L = 1131.29')

APN 360-390-017

GRANT DEED
INST. NO. 06-0926419
REC. 12/19/2006

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

PARCEL MAP NO. 13382
PARCEL 4
E'LY LINE
PCL. "B"

R/W INFORMATION:

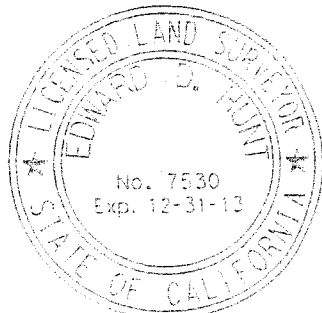
- R/W PER O.R. BK. 1009,
PG. 227-229
REC. 09/07/1948.
- R/W PER
INST. 90089
REC. 08/11/1971.
- R/W PER
INST. 131519
REC. 11/17/1971
- R/W PER
INST. 131520
REC. 11/17/1971
- R/W PER
INST. 172048
REC. 09/11/1981.
- R/W PER
PM 93/63.

21943-2
5,101 SQ. FT.
0.117 AC.

CITY OF MENIFEE

P.O.C.
SE CORNER
SECTION 15

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.:	21943-2
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 1	

TO C/L INT.
SCOTT ROAD
& HAUN ROAD

LINE DATA
① N 00°37'39" E 56.10'
② S 89°22'21" E 90.89'

BLVD.
BAILEY PARK

ROAD T. 6S. R. 3W., S.B.M. SECTION 22

SURVEYOR'S NOTES:
[] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.
() PER RECORD OF SURVEY, RS 21/33.
||||| INDICATES RESTRICTED ACCESS

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention C. Camarillo – MS 650

FREE RECORDING:
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

CO:mr/010214/244TR/16.604

Space above this line for Recorder's Use

GRANT DEED
(CORPORATION)

District	County	Route	Post	Number
08	RIV	215	15.50- 15.60	21944

SCOTT-215, LP, a California Limited Partnership, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the County of Riverside, State of California, described as:

See Attached Exhibit "A"

And depicted as:

See Attached Exhibit "B"

08-RIV-215-PM 15.50-15.60-21944 (21944-1)

This conveyance is made for road purposes and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to grantor's remaining property in and to Interstate 215 and Scott Road.

IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this _____ day of _____, 20____.

SCOTT-215, LP, a California Limited Partnership

By: _____

Name: _____

Its: _____

State of California }
County of _____ } SS

ACKNOWLEDGMENT

On _____ before me, _____
(here insert name and title of the officer)

personally appeared _____

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Transportation (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____

Malcom Dougherty
Director of Transportation

By _____
Attorney in Fact

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
21944-1

BEING A PORTION OF THAT CERTAIN PARCEL OF DESCRIBED BY GRANT DEED RECORDED FEBRUARY 26, 2007, AS INSTRUMENT NUMBER 2007-0132117, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880), AND **THE TRUE POINT OF BEGINNING**;

THENCE N 00°13'50" E ALONG THE MOST-WESTERLY LINE OF SAID GRANT DEED, A DISTANCE OF 70.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°41'53" W;

(COURSE "A") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°40'02", AN ARC DISTANCE OF 72.49 FEET;

(COURSE "B") THENCE N 39°24'31" E, A DISTANCE OF 24.41 FEET;

(COURSE "C") THENCE N 00°38'18" E, A DISTANCE OF 146.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET;

(COURSE "D") THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°26'55", AN ARC DISTANCE OF 35.85 FEET TO THE NORTHERLY LINE OF SAID GRANT DEED;

THENCE S 89°22'21" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR INTERSTATE 215 AS DESCRIBED BY GRANT DEED RECORDED NOVEMBER 17, 1971 AS INSTRUMENT NUMBER 131519 SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,999.63 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'38" E;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°33'34", AN ARC DISTANCE OF 238.70 FEET;

THENCE S 55°20'05" W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 59.99 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AS DESCRIBED BY INSTRUMENT NUMBERS 131519 AND 131520, BOTH RECORDED NOVEMBER 17, 1971, SAID OFFICIAL RECORDS;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
21944-1

THENCE S 83°33'55" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.40 FEET TO THE **TRUE POINT OF BEGINNING**

CONTAINING 44,092 SQUARE FEET, OR 1.012 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A STATE HIGHWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO INTERSTATE 215 AND SCOTT ROAD, OVER AND ACROSS COURSES "A" THROUGH "D", INCLUSIVE, HEREINABOVE DESCRIBED.

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT A PORTION OF THE GRANTOR'S REMAINING PROPERTY IS LANDLOCKED, AND WITHOUT DIRECT ACCESS TO SAID STATE HIGHWAY AND SCOTT ROAD, AND GRANTORS HEREBY RELIEVE GRANTEE OF ANY LIABILITY TO PROVIDE ACCESS TO THE REMAINING LANDLOCKED PROPERTY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



08-RIV-215-MP15.50-15.60-21944 (21944-1)

1-215
C/L

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

R/W INFORMATION:

R/W PER O.R. BK. 1009, PG. 227-229, REC. 09/07/1948.
R/W PER INST. 90089, REC. 08/11/1971.
R/W PER INST. 131519, REC. 11/17/1971.
R/W PER INST. 131520, REC. 11/17/1971.
R/W PER INST. 172048, REC. 09/11/1981.
R/W PER REC. PM 93/63.

PARCEL MAP NO. 13382
PARCEL MAP 93/63
PARCEL 4
CITY OF MENEFEE
LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

N.T.S.

SECTION 15

CURVED DATA

(A) Δ = 01°40'02" B Δ = 05°26'55"
R = 2,491.00' R = 377.00'
T = 36.25' T = 17.94'
L = 72.49' L = 35.85'

21944-1

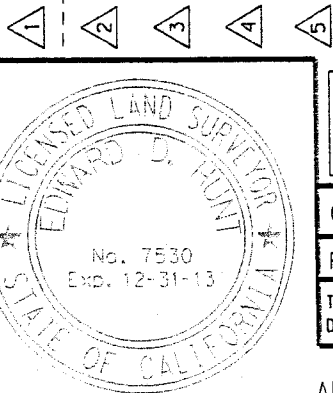
44,092 SQ. FT.
1.012 AC.

GRANT DEED
INST. NO. 07-0132117
REC. 02/26/2007

APN 360-390-011
N 00°01'51" W (R)

T.P.O.B. ---
PARCEL "B"

P.O.C. ---
SE CORNER
SECTION 15



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 21944-1
PREPARED BY: KNV
SCALE: N.T.S.
DATE: OCTOBER, 2013
W.O. NO.: B3-0689
SHEET 1 OF 1

N 83°54'48" W (R)

S 89°22'21" E

200.01'

N 00°38'18" E 146.16'

(COURSE "C")

(COURSE "D")

LINE DATA

(1) N 00°37'39" E 56.10'
(2) N 00°13'50" E 70.98'
(3) N 39°24'31" E 24.41'
(4) S 55°20'05" W 59.99'

(COURSE "B")

GRANT DEED
INST. NO. 07-0132117
REC. 02/26/2007

APN 360-390-011
N 00°01'51" W (R)

T.P.O.B. ---
PARCEL "B"

P.O.C. ---
SE CORNER
SECTION 15

N 89°22'21" W

1319.71'

(N89°20'53" W

1319.41']

TO C/L INT.
SCOTT ROAD
& HAUN ROAD

BAILEY PARK

SCOTT ROAD

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

SURVEYOR'S NOTES:

[] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.
() PER RECORD OF SURVEY, RS 21/33. SECTION 22

||||| INDICATES RESTRICTED ACCESS

--- INDICATES PREVIOUS ACCESS CONTROL

SECTION LINE

N 89°22'21" W

1319.71'

(N89°20'53" W

1319.41']

TO C/L INT.
SCOTT ROAD
& HAUN ROAD

BAILEY PARK

SCOTT ROAD

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

SURVEYOR'S NOTES:

[] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.
() PER RECORD OF SURVEY, RS 21/33. SECTION 22

||||| INDICATES RESTRICTED ACCESS

--- INDICATES PREVIOUS ACCESS CONTROL

SECTION LINE

N 89°22'21" W

600.31'

(N89°22'21" W

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600.31'

(N89°22'21" W

600.31'

N 89°22'21" W

TO C/L INT.
SCOTT ROAD
& HAUN ROAD

PAR. NO.: 21944-1
PREPARED BY: KNV
SCALE: N.T.S.
DATE: OCTOBER, 2013
W.O. NO.: B3-0689
SHEET 1 OF 1

RETURN TO:
CITY OF MENIFEE
29714 Haun Road
Menifee, CA. 92586

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE CITY OF
MENIFEE AND ENTITLED TO
BE RECORDED WITHOUT
FEE. (GOV. CODE 6103)

CERTIFICATE of ACCEPTANCE of DEDICATION
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property
granted by this dedication dated _____,
from, SCOTT-215, LP., a California Limited Partnership, to the
CITY OF MENIFEE, is hereby accepted for the purpose of
vesting title in the CITY OF MENIFEE on behalf of the public for
public road and utility purposes, and WILL be included into the
City Maintained Road System by the undersigned on behalf of
the City Council of Menifee. Grantee consents to recordation
thereof by its duly authorized officer.

Dated: _____ CITY OF MENIFEE

By: _____
JONATHAN G. SMITH, P.E.
CITY ENGINEER, CITY OF MENIFEE

CO:mr/010214/244TR/16.608

Project: I/215 / Scott Road Interchange
Parcel: 0689-006A
APN: 360-390-017 (portion)

GRANT DEED

SCOTT-215, LP., a California Limited Partnership

Grant(s) to the CITY OF MENIFEE, a municipal corporation, all that real property in the City of Menifee, County
of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

This conveyance is made for road purposes and the Grantor hereby releases and relinquishes to the Grantee any
and all abutter's rights including access rights, appurtenant to grantor's remaining property in and to Scott Road.

SIGNATURE OF RECORDED OWNER(S) MUST BE NOTARIZED

**Scott-215, LP, a California Limited
Partnership**

DATED _____

By: _____

Name: _____

Its: _____

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
0689-006A

BEING A PORTION OF PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF HAUN ROAD (44.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 15, AS SHOWN ON PARCEL MAP 13382 ON FILE IN BOOK 93, PAGE 63 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°22'21" E ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 66.42 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY-LINE OF LOT "A" (SCOTT ROAD) AND THE MOST-EASTERLY CORNER OF LOT "B" (HAUN ROAD), AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE AND THE **TRUE POINT OF BEGINNING**;

THENCE N 44°34'36" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 32.39 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT "B";

THENCE N 00°13'01" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.44 FEET;

(COURSE "A") THENCE S 36°50'50" E, A DISTANCE OF 60.85 FEET;

(COURSE "B") THENCE S 89°20'41" E, A DISTANCE OF 12.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,323.00 FEET;

(COURSE "C") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 158.02 FEET;

(COURSE "D") THENCE N 86°45'28" E, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 209.00 FEET;

(COURSE "E") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 46.26 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.99 FEET AND AN INITIAL RADIAL BEARING OF S 09°26'18" W;

(COURSE "F") THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 44.48 FEET;

(COURSE "G") THENCE N 86°45'28" E, A DISTANCE OF 197.70 FEET;

(COURSE "H") THENCE N 03°14'32" W, A DISTANCE OF 24.00 FEET;

(COURSE "I") THENCE N 86°45'28" E, A DISTANCE OF 69.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET;

(COURSE "J") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'22", AN ARC DISTANCE OF 34.32 FEET;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
0689-006A

THENCE S 02°27'10" E, A DISTANCE OF 70.64 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD;

THENCE N 89°22'21" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 623.50 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 22,903 SQUARE FEET, OR 0.526 ACRES, MORE OR LESS.

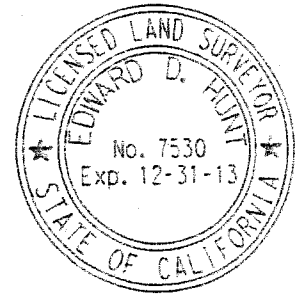
THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SCOTT ROAD, OVER AND ACROSS COURSES "A" THROUGH "J", INCLUSIVE, HEREINABOVE DESCRIBED.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



N.T.S.

PARCEL MAP NO. 13382
PM 93/63

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

SECTION 15

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

PARCEL 3

ROAD
C/L

PARCEL "B"

PARCEL 4

PARCEL
0689-006A

APN 360-390-017

22,903 SQ.FT.
0.526 AC.

HAUN

SEE SHEET 2

SEE SHEET 3

SECTION LINE

SCOTT

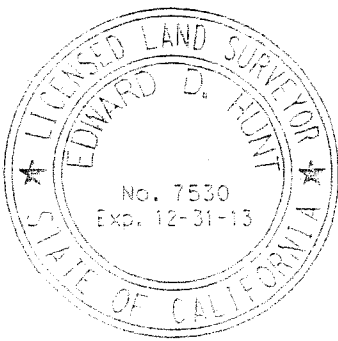
ROAD

ZEIDERS ROAD
C/L

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

SECTION 22

CITY OF MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0689-006A

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: GSE

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: OCTOBER, 2013

W.O. NO.: B3-0689

APPROVED BY: Edward D. Hunt DATE: 10.20.2013

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006A)

N.T.S.

LINE DATA

- ① S 89°22'21" E - 66.42'
- ② N 00°37'39" E - 54.99'
- ③ N 44°34'36" W - 32.39'
- ④ N 00°13'01" E - 47.44'
- ⑤ S 36°50'50" E - 60.85'
- ⑥ S 89°20'41" E - 12.15'
- ⑦ N 86°45'28" E - 46.52'

R/W INFORMATION:

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

CURVE DATA

- Ⓐ R = 2,323.00'
Δ = 03°53'51"
L = 158.02'
T = 79.04
- Ⓑ R = 209.00'
Δ = 12°40'50"
L = 46.26'
T = 23.22'

SURVEYOR'S NOTES:

||||| - INDICATES RESTRICTED ACCESS

T. 6 S., R. 3 W., S.B.M.
SECTION 15

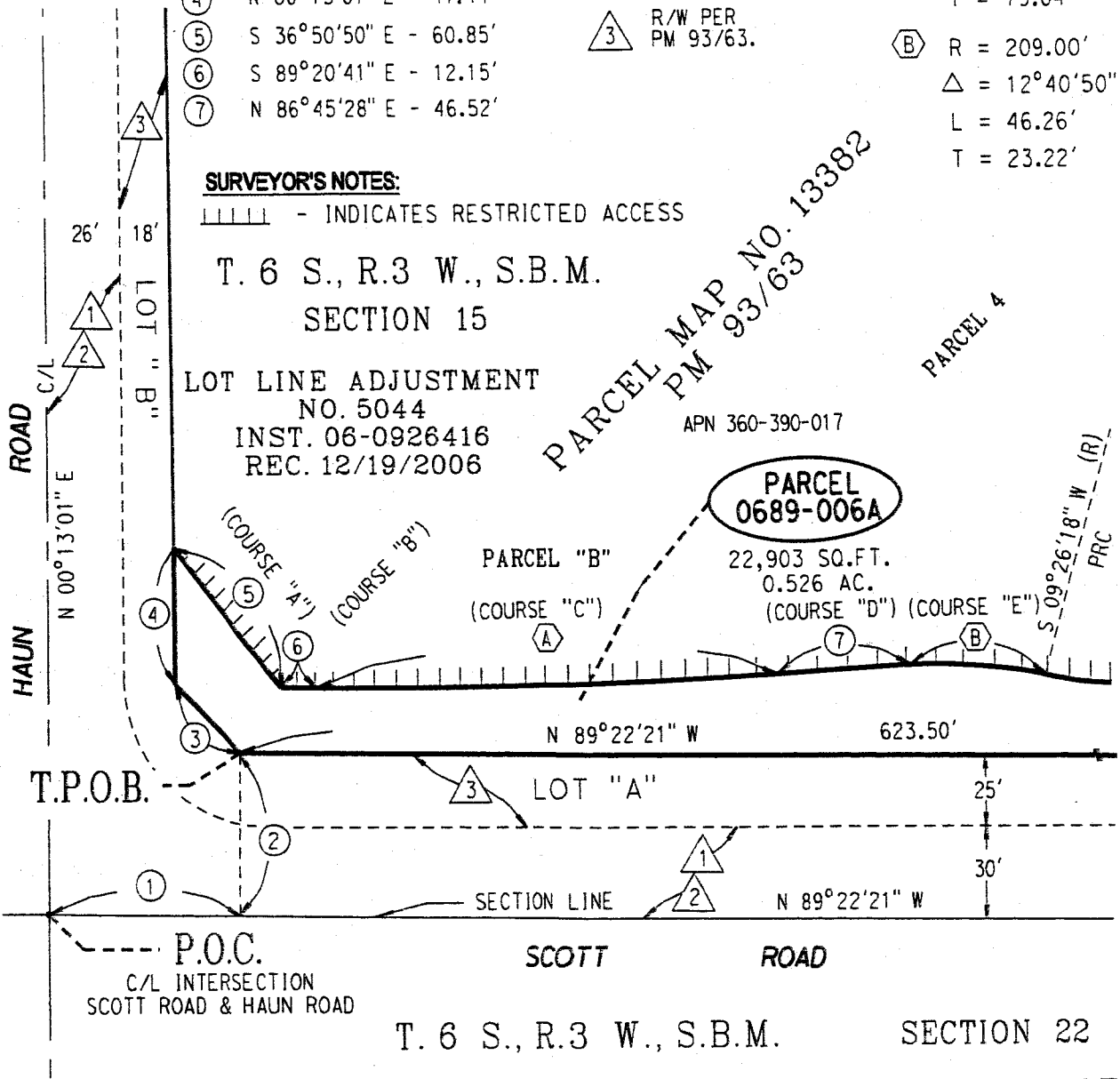
LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

PARCEL MAP NO. 13382
PM 93/63

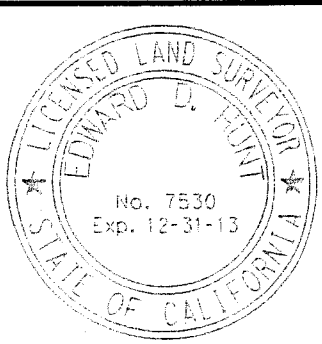
APN 360-390-017

PARCEL 0689-006A

22,903 SQ.FT.
0.526 AC.
(COURSE "D") (COURSE "E")



MATCHLINE SEE SHEET 3



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: SCOTT ROAD / I-215 INTERCHANGE
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.:	0689-006A
PREPARED BY:	GSE
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689

APPROVED BY: *Edward L. Hunt* DATE: 10-30-2013

SHEET 2 OF 3

CITY OF MENIFEE

EXHIBIT "B"

08-RIV-215-MP15.5021943 (0689-006A)



LINE DATA

- ⑧ N 03°14'32" W - 24.00'
- ⑨ N 86°45'28" E - 69.34'
- ⑩ S 02°27'10" E - 70.64'

R/W INFORMATION:

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

CURVE DATA

- ⓑ R = 209.00'
Δ = 12°40'50"
L = 46.26'
T = 23.22'
- ⓒ R = 200.99'
Δ = 12°40'50"
L = 44.48'
T = 22.33'
- ⓓ R = 2,491.00'
Δ = 00°47'22"
L = 34.32'
T = 17.16'

SURVEYOR'S NOTES:

||||| - INDICATES RESTRICTED ACCESS

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

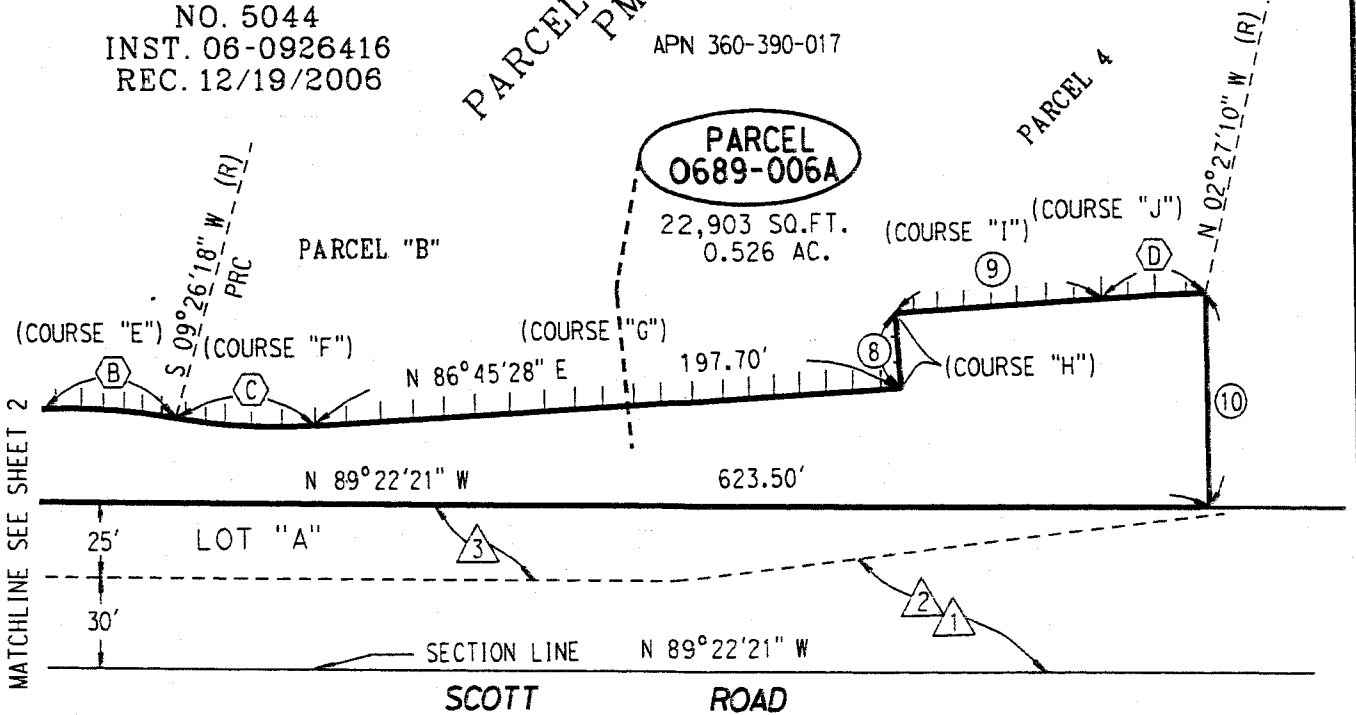
SECTION 15

LOT LINE ADJUSTMENT

NO. 5044
INST. 06-0926416
REC. 12/19/2006

PARCEL MAP NO. 13382
PM 93/63

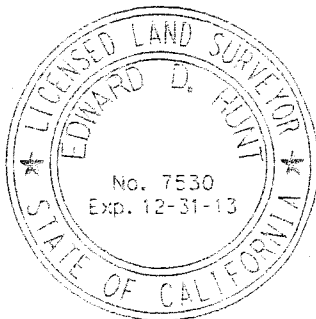
APN 360-390-017



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

SECTION 22

CITY OF MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006A

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

STATE OF CALIFORNIA)
)ss.
COUNTY OF _____)

On _____, before me, _____, a Notary Public in and for said
County _____ and _____ State, _____ personally _____ appeared
_____, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal:

Signature _____

[SEAL]

STATE OF CALIFORNIA)
)ss.
COUNTY OF _____)

On _____, before me, _____, a Notary Public in and for said
County _____ and _____ State, _____ personally _____ appeared
_____, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal:

Signature _____

[SEAL]

RETURN TO:
CITY OF MENIFEE
29714 Haun Road
Menifee, CA. 92586

FOR RECORDER'S USE

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE CITY OF
MENIFEE AND ENTITLED TO
BE RECORDED WITHOUT
FEE. (GOV. CODE 6103)

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property granted
by this easement dated _____, from,
SCOTT-215, LP., a California Limited Partnership, to the CITY
OF MENIFEE, is hereby accepted for the purpose of an
easement for the City of Menifee on behalf of the public for
slope purposes, and subject to improvements in accordance
with City standards, will be included into the City Maintained
Road System by the undersigned on behalf of the City Council
of Menifee. Grantee consents to recordation thereof by its duly
authorized officer.

Dated: _____ CITY OF MENIFEE

By: _____
JONATHAN G. SMITH, P.E.
CITY ENGINEER, CITY OF MENIFEE

CO:mr/010214/244TR/16.609

Project: I/215 / Scott Road Interchange
Parcel: 0689-006B
APN: 360-390-017 (portion)

SLOPE EASEMENT

SCOTT-215, LP., a California Limited Partnership

Grant(s) to the CITY OF MENIFEE, a municipal corporation, an easement for slope purposes, over,
upon, across, and within the real property in the City of Menifee, County of Riverside, State of
California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

SIGNATURE OF RECORDED OWNER(S) MUST BE NOTARIZED

**Scott-215, LP, a California Limited
Partnership**

DATED _____

By: _____

Name: _____

Its: _____

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
SLOPE EASEMENT
0689-006B

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (55.00 FOOT NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF HAUN ROAD (44.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 15, AS SHOWN ON PARCEL MAP 13382 ON FILE IN BOOK 93, PAGE 63 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°22'21" E ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 66.42 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY-LINE OF LOT "A" (SCOTT ROAD) AND THE MOST-EASTERLY CORNER OF LOT "B" (HAUN ROAD), AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE N 44°34'36" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 32.39 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT "B";

THENCE N 00°13'01" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.44 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°13'01" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.59 FEET;

THENCE S 36°50'50" E, A DISTANCE OF 69.16 FEET;

THENCE S 89°20'41" E, A DISTANCE OF 7.22 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,313.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 157.34 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 219.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 48.47 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 190.99 FEET AND AN INITIAL RADIAL BEARING OF S 09°26'18" W;

THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 42.27 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 197.70 FEET;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
SLOPE EASEMENT
0689-006B

THENCE S 03°14'32" E, A DISTANCE OF 10.00 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 197.70 FEET TO THE BEGINNING OF A TANGENT CURVE,
CONCAVE NORTHERLY, HAVING A RADIUS OF 200.99 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC
DISTANCE OF 44.48 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY,
HAVING A RADIUS OF 209.00 FEET AND AN INITIAL RADIAL BEARING OF N 09°26'18" E;

THENCE WESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50",
AN ARC DISTANCE OF 46.26 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE NORTHERLY, HAVING A RADIUS OF 2,323.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC
DISTANCE OF 158.02 FEET;

THENCE N 89°20'41" W, A DISTANCE OF 12.15 FEET;

THENCE N 36°50'50" W, A DISTANCE OF 60.85 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5,673 SQUARE FEET, OR 0.130 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 BY 1.000125036 TO
OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

Edward D. Hunt

DATE: _____

10-30-2013



EXHIBIT "B"

08-RIV-215-MP15.5021943 (0689-006B)

SLOPE EASEMENT



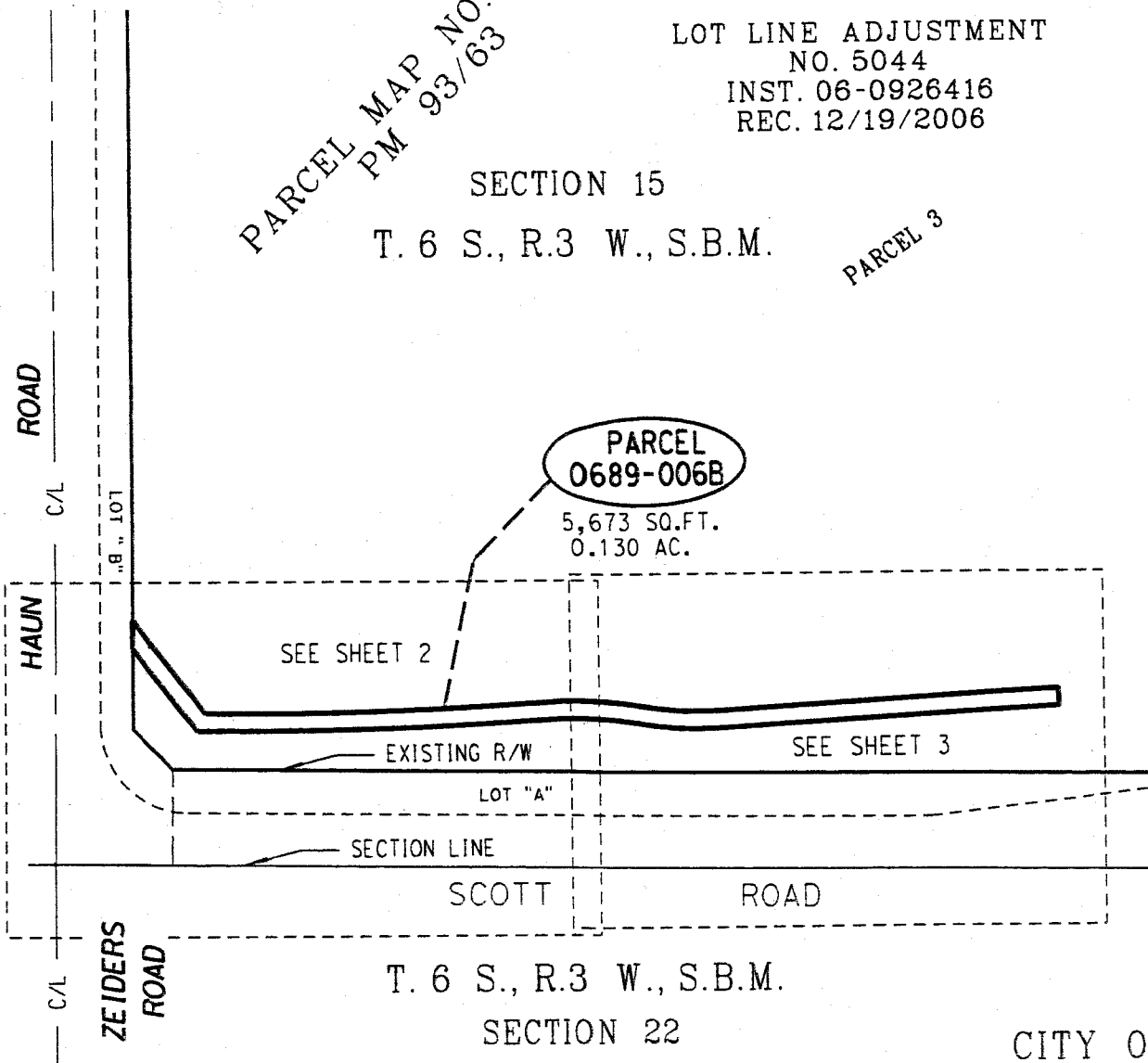
PARCEL MAP NO. 13382
PM 93/63

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

SECTION 15

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

PARCEL 3



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

SECTION 22

CITY OF
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0689-006B

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: GSE

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: OCTOBER, 2013

W.O. NO.: B3-0689

APPROVED BY: Edward D. Hunt DATE: 10-30-2013

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006B)
SLOPE EASEMENT

CURVE DATA	
(A)	R = 2,313.00'
	Δ = 03°53'51"
	L = 157.34'
	T = 78.70'
(B)	R = 219.00'
	Δ = 12°40'50"
	L = 48.47'
	T = 24.33'
(E)	R = 209.00'
	Δ = 12°40'50"
	L = 46.25'
	T = 23.22'
(F)	R = 2,323.00'
	Δ = 03°53'51"
	L = 158.02'
	T = 79.04'

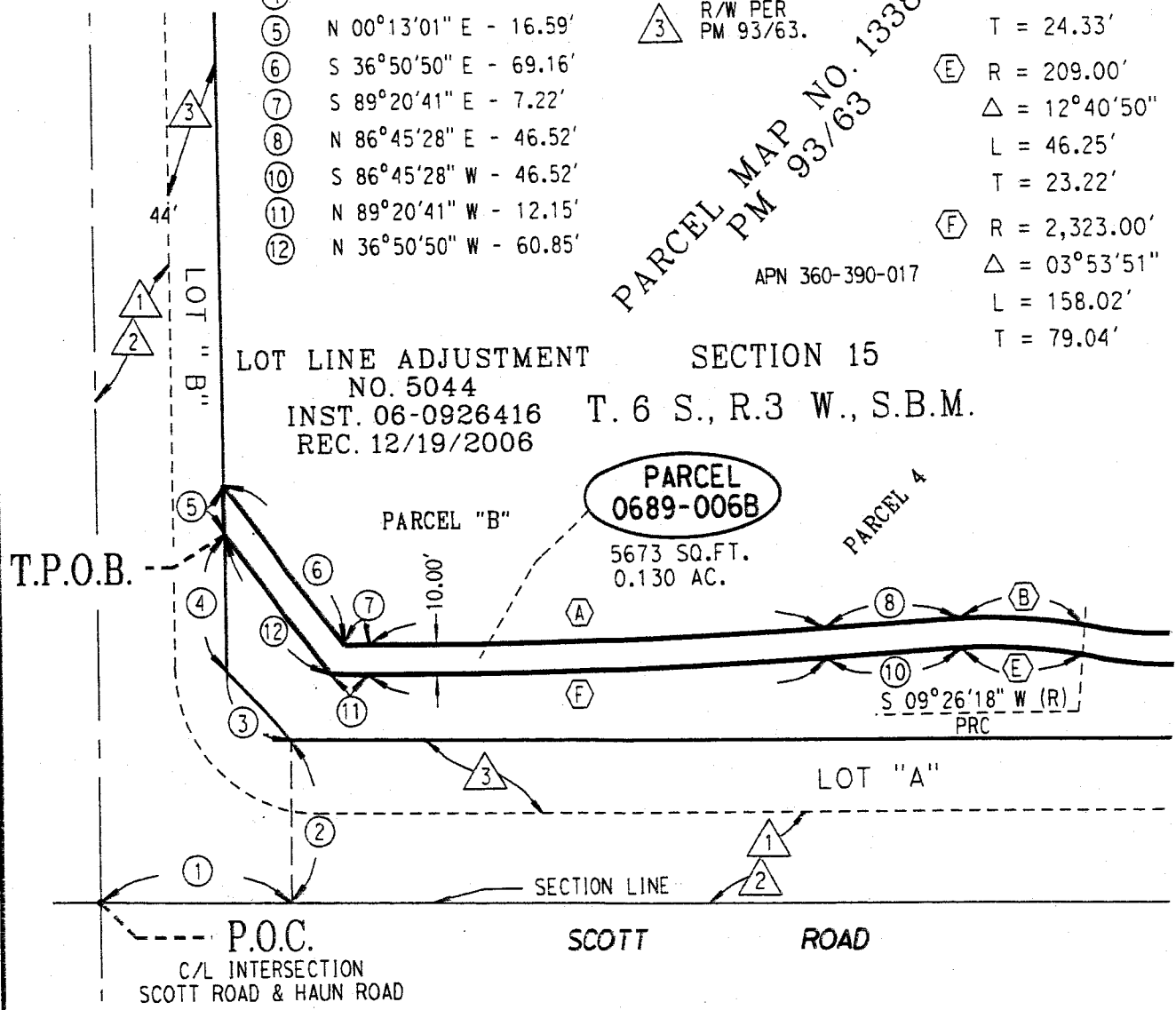
LINE DATA

- ① S 89°22'21" E - 66.42'
- ② N 00°37'39" E - 54.99'
- ③ N 44°34'36" W - 32.39'
- ④ N 00°13'01" E - 47.44'
- ⑤ N 00°13'01" E - 16.59'
- ⑥ S 36°50'50" E - 69.16'
- ⑦ S 89°20'41" E - 7.22'
- ⑧ N 86°45'28" E - 46.52'
- ⑩ S 86°45'28" W - 46.52'
- ⑪ N 89°20'41" W - 12.15'
- ⑫ N 36°50'50" W - 60.85'

R/W INFORMATION:

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

PARCEL MAP NO. 13382
PM 93/63
APN 360-390-017



LOT LINE ADJUSTMENT

SECTION 15

NO. 5044
INST. 06-0926416
REC. 12/19/2006

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

PARCEL
0689-006B

5673 SQ.FT.
0.130 AC.

S 09°26'18" W (R)
PRC

MATCHLINE SEE SHEET 3

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

SECTION 22

CITY OF
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006B

PREPARED BY: GSE

SCALE: N.T.S.

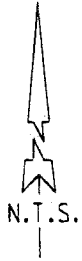
DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-21943 (0689-006B)
SLOPE EASEMENT



R/W INFORMATION:

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

LINE DATA

⑨ S 03°14'32" E - 10.00'

CURVE DATA

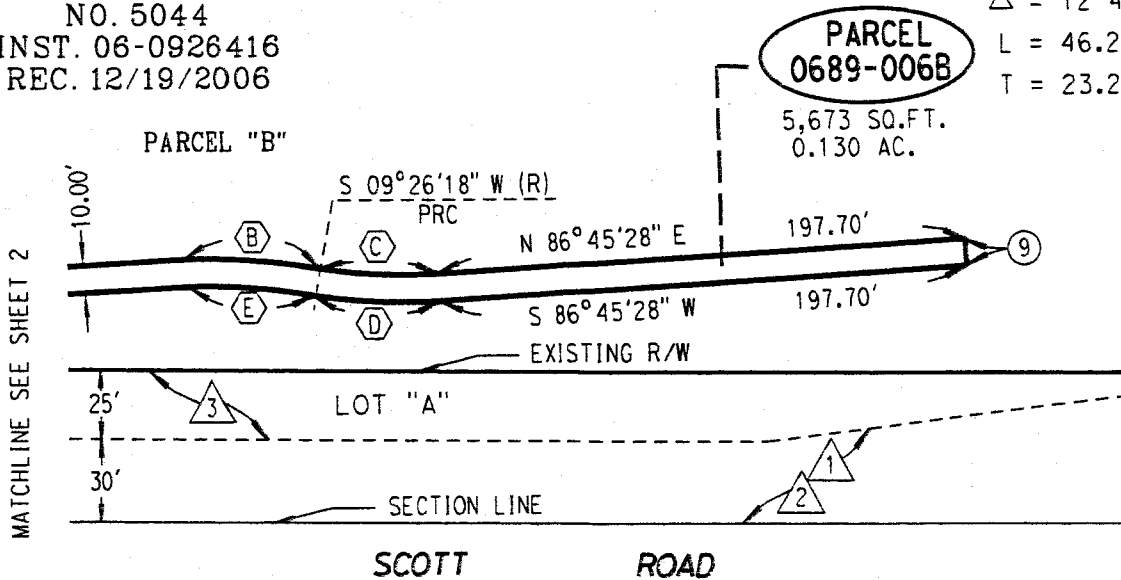
- Ⓟ R = 219.00'
Δ = 12°40'50"
L = 48.47'
T = 24.33'
- Ⓞ R = 190.99'
Δ = 12°40'50"
L = 42.27'
T = 21.22'
- Ⓛ R = 200.99'
Δ = 12°40'50"
L = 44.48'
T = 22.33'
- Ⓧ R = 209.00'
Δ = 12°40'50"
L = 46.26'
T = 23.22'

PARCEL MAP NO. 13382
PM 93/63

SECTION 15
T. 6 S., R. 3 W., S.B.M.

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

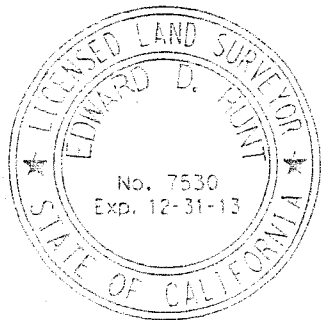
APN 360-390-017



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

SECTION 22

CITY OF
MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2013

PAR. NO.: 0689-006B

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

Recorded at request of and return to:
Economic Development Agency/
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3403 10th Street, Suite 500
Riverside, California 92501

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

CO:ra/021014/244TR/16.709

(Space above this line for Recorder's use)

PROJECT: I-215 / Scott Road Interchange Project
PARCELS: 21943-3, 21943-4, and 21944-2
APN: 360-390-011 and 360-390-017
(PORTION)

TEMPORARY CONSTRUCTION EASEMENT DEED

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

SCOTT-215, LP, a California Limited Partnership ("Grantor")

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"), a temporary non-exclusive easement to be used for the off-ramp reconfiguration construction and construction of the slope easement and for all purposes necessary to facilitate and accomplish the construction of I-215 / Scott Road Interchange Project ("Project"), in, on, and along the real property situated in the City of Menifee, County of Riverside, State of California, identified as a portion of Assessor's Parcel Numbers 360-390-011 and 360-390-017, referenced as Parcel Nos. 21943-3, 21943-4, and 21944-2, described on Attachment "1," attached hereto and made a part hereof.

Other terms of the Temporary Construction Easement Deed (hereinafter, the "Deed"):

1. AFFECTED PARCELS: The temporary construction easement area (TCE Area), used for the off-ramp reconfiguration construction and construction of the slope easement and for all purposes necessary to facilitate and accomplish the construction of the Project, referenced as Parcel Nos. 21943-3, 21943-4, and

APR 01 2014 30

21944-2 consisting of approximately 0.437 acres or 19,056 square feet as designated on Attachment 1, attached hereto, and made a part hereof.

2. **CONSIDERATION**: Grantor grants a temporary right to County to enter upon and use the TCE Area of Grantor's property, and the County agrees to rent from Grantor all of the TCE Area property described herein, under the terms and conditions set forth in this Deed. The full consideration for the TCE Area consists of the rental price amount for the real property interests to be temporarily acquired by the County ("Rental Price"). The Rental Price in the amount of \$84,449 (Eighty Four Thousand Four Hundred Forty Nine Dollars) is to be distributed to Grantor in accordance with this Deed.

3. **COUNTY RESPONSIBILITIES**: Upon the mutual execution of this Deed, County will open escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the Escrow Holder's request the parties shall execute such additional Escrow instructions as are reasonably required to consummate the transaction contemplated by this Deed and are not consistent with this Deed. In the event of any conflict between the terms of this Deed and any additional Escrow instructions, the terms of this Deed shall control. The Escrow will hold all funds deposited by the County in an escrow account ("Escrow Account") that is interest bearing and at a bank approved by County with interest accruing for the benefit of County. The Escrow Account shall remain open until all charges due and payable have been paid and settled; any remaining funds shall be refunded to the County.
 - a. Upon the opening of Escrow, the County shall deposit the Consideration as follows:
 - i. Rental Price: Deposit into Escrow the Rental Price in the amount of Eighty Four Thousand Four Hundred Forty Nine Dollars (\$84,449) (the "Deposit").

 - b. On or before the date that Escrow is to close ("Close of Escrow")
 - i. Closing Costs. County will deposit to Escrow Holder amounts sufficient for all escrow, recording and reconveyance fees incurred in this transaction, and if title insurance is desired by County, the premium charged therefore. Said escrow and recording charges shall not include documentary transfer tax as County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and Taxation Code section 11922.

 - c. County will authorize the Escrow Holder to close Escrow and release the Deposit, in accordance with the provisions herein, to Grantor conditioned only upon the satisfaction by County:
 - i. The deposit of the Temporary Construction Easement Deed executed, acknowledged and delivered to Craig Olsen, Real Property Agent for the County or to Escrow Holder, temporarily granting the

portion of the property for recordation in the Official Records of the County Recorder of said Riverside County ("Official Records") upon Close of Escrow:

4. GRANTOR RESPONSIBILITIES: Execute and acknowledge the Deed in favor of the County of Riverside dated _____ identified as Parcel Numbers 21943-3, 21943-4, and 21944-2 and deliver Deed to Craig Olsen, Real Property Agent for the County or to the Escrow Holder.
5. NOTICE TO GRANTOR: County shall provide a thirty (30) day written notice to Grantor prior to using the rights herein granted. The rights herein granted may be exercised for twenty-four (24) months from the thirty (30) day written notice, or until completion of said Project, whichever occurs later. At the expiration of the Temporary Construction Easement term, County shall quitclaim its interest in such property to Grantor or Grantor's successor.
6. EQUIPMENT: It is understood that the County may enter upon the TCE Area where appropriate or designated for the purpose of getting equipment to and from the TCE Area. County agrees not to damage the TCE Area in the process of performing such activities.
7. DEBRIS REMOVED: At the termination of the period of use of TCE Area by County, but before its relinquishment to Grantor, debris generated by County's use will be removed and the surface will be graded and left in a neat condition.
8. HOLD HARMLESS: Grantor shall be held harmless from all claims of third persons arising from the County's use of the TCE Area permitted under this Deed; however, this hold harmless agreement does not extend to any liability arising from or as a consequence of the presence of hazardous waste on the property.
9. OWNERSHIP: Grantor hereby warrants that they are the owners of the property and that they have the right to grant County permission to enter upon and use the property.
10. ENTIRE DEED: This Deed is the result of negotiations between the parties hereto. This Deed is intended by the parties as a final expression of their understanding with respect to the matters herein and is a complete and exclusive statement of the terms and conditions hereof. This Deed supersedes any and all other prior agreements or understandings, oral or written, in connection therewith. No provision contained herein shall be construed against the County solely because it provided or prepared this Deed.
11. MODIFICATIONS IN WRITING: This Deed shall not be changed, modified, or amended except upon the written consent of the parties hereto.
12. SUCCESSORS AND ASSIGNS: Grantor, its assigns and successors in interest,

shall be bound by all the terms and conditions contained in this Deed, and all the parties thereto shall be jointly and severally liable thereunder.

13. TITLES AND HEADINGS: Titles and headings to articles, paragraphs, or subparagraphs herein are for the purpose of convenience and reference only, and shall in no way limit, define or otherwise affect the provisions of this Deed.
14. GOVERNING LAW AND VENUE: Any action at law or in equity brought by either of the Parties hereto for the purpose of enforcing a right or rights providing for by this Deed shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

15. COUNTERPART: This Deed may be signed in counterpart or duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

Dated: APR 01 2014

COUNTY:
COUNTY OF RIVERSIDE, a political
subdivision of the State of California

GRANTOR:
SCOTT-215, LP, A CALIFORNIA
LIMITED PARTNERSHIP

By: Jeff Stone
Jeff Stone, Chairman
Board of Supervisors

By: FRED. D. GRIMES
Name: FDG FINANCIAL, INC. GP
Its: President

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: Kecia Harper-Ihem
Deputy

APPROVED AS TO FORM:
Pamela J. Walls
County Counsel

By: Patricia Munroe
Patricia Munroe
Deputy County Counsel

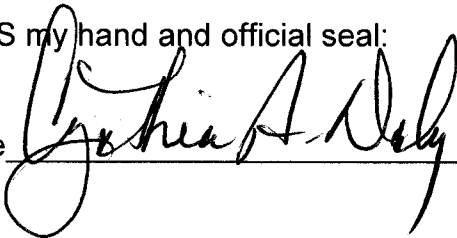
STATE OF CALIFORNIA)
)
COUNTY OF Riverside)ss
)

On February 12, 2014, before me, CYNTHIA A. DALY, a Notary Public in and for said County and State, personally appeared FRED D. GRIMES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature



[SEAL]

STATE OF CALIFORNIA)
)
COUNTY OF _____)ss
)

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature _____

[SEAL]

MY COMM. EXPIRES JUL 15 2018
CYNTHIA A. DALY
Commission # 188789
Notary Public - California
Riverside County



ATTACHMENT "1"
Temporary Construction Easement Area
Exhibit "A": Legal Description and Exhibit "B": Plat Map (Depiction)

1. A portion of Assessor's Parcel Number: 360-390-017 referenced as Parcels 21943-3 and 21943-4.
2. A portion of Assessor's Parcel Number: 360-390-011 referenced as Parcel 21944-2.

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
21943-3

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD AND THE CENTERLINE OF HAUN ROAD (44.00 FOOT EASTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 15, AS SHOWN ON PARCEL MAP 13382 ON FILE IN BOOK 93, PAGE 63, OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°22'21" E ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 66.42 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 54.99 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY-LINE OF LOT "A" (SCOTT ROAD) AND THE MOST-EASTERLY CORNER OF LOT "B" (HAUN ROAD), AS SHOWN BY SAID PARCEL MAP, BEING A POINT ON THE RIGHT-OF-WAY CORNER CUTBACK LINE;

THENCE N 44°34'36" W ALONG SAID RIGHT-OF-WAY CORNER CUTBACK LINE, A DISTANCE OF 32.39 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT "B";

THENCE N 00°13'01" E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 64.03 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 00°13'01" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.89 FEET;

THENCE S 36°50'50" E, A DISTANCE OF 81.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,298.00 FEET AND AN INITIAL RADIAL BEARING OF S 00°39'03" W;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°53'35", AN ARC DISTANCE OF 156.14 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 234.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 51.79 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 175.99 FEET AND AN INITIAL RADIAL BEARING OF S 09°26'18" W;

THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 38.95 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 197.70 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE N 03°14'32" W, A DISTANCE OF 24.00 FEET;

THENCE N 86°45'28" E, A DISTANCE OF 69.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,516.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'48", AN ARC DISTANCE OF 68.65 FEET TO THE EASTERLY LINE OF SAID PARCEL "B";

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
TEMPORARY CONSTRUCTION EASEMENT
21943-3

THENCE S 00°13'50" W ALONG SAID EASTERLY LINE, A DISTANCE OF 25.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°41'53" W;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°32'39", AN ARC DISTANCE OF 67.14 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 69.34 FEET TO THE AFOREMENTIONED POINT "A";

THENCE S 03°14'32" E, A DISTANCE OF 14.00 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 197.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 190.99 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 42.27 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 219.00 FEET AND AN INITIAL RADIAL BEARING OF N 09°26'18" E ;

THENCE WESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°40'50", AN ARC DISTANCE OF 48.47 FEET;

THENCE S 86°45'28" W, A DISTANCE OF 46.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,313.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°53'51", AN ARC DISTANCE OF 157.34 FEET;

THENCE N 89°20'41" W, A DISTANCE OF 7.22 FEET;

THENCE N 36°50'50" W, A DISTANCE OF 69.16 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 11,991 SQUARE FEET, OR 0.275 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 BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

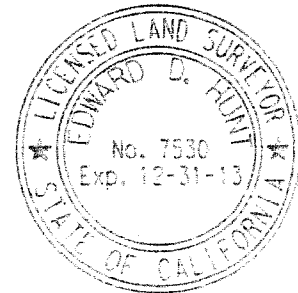


EXHIBIT "B"

08-RIV-215-MP15.50-21943 (21943-3)
TEMPORARY CONSTRUCTION EASEMENT

N.T.S.

PARCEL MAP NO. 13382
PM 93/63

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

SECTION 15
T. 6 S., R.3 W., S.B.M.

PARCEL 3

ROAD

HAUN

LOT "B"

PARCEL "B"

21943-3

11,991 SQ.FT.
0.275 AC.

PARCEL 4

APN 360-390-017

E'LY LINE
PCL. "B"

SEE SHEET 2

SEE SHEET 3

EXISTING R/W

LOT "A"

SECTION LINE

SCOTT

ROAD

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

SECTION 22

CITY OF MENIFEE

ZEIDERS ROAD



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21943-3

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: GSE

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: OCTOBER, 2013

W.O. NO.: B3-0689

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-21943 (21943-3)
 TEMPORARY CONSTRUCTION EASEMENT

LINE DATA

- | | | | |
|---|------------------------|---|------------------------|
| ① | S 89°22'21" E - 66.42' | ⑬ | S 86°45'28" W - 46.52' |
| ② | N 00°37'39" E - 54.99' | ⑭ | N 89°20'41" W - 7.22' |
| ③ | N 44°34'36" W - 32.39' | ⑮ | N 36°50'50" W - 69.16' |
| ④ | N 00°13'01" E - 64.03' | | |
| ⑤ | N 00°13'01" E - 24.89' | | |
| ⑥ | S 36°50'50" E - 81.62' | | |
| ⑦ | N 86°45'28" E - 46.52' | | |

CURVE DATA

- | | |
|---|---------------|
| Ⓐ | R = 2,298.00' |
| △ | Δ = 03°53'35" |
| L | L = 156.14' |
| T | T = 78.10' |
| Ⓑ | R = 234.00' |
| △ | Δ = 12°40'50" |
| L | L = 51.79' |
| T | T = 26.00' |
| Ⓒ | R = 219.00' |
| △ | Δ = 12°40'50" |
| L | L = 48.47' |
| T | T = 24.33' |
| Ⓓ | R = 2,313.00' |
| △ | Δ = 03°53'51" |
| L | L = 157.34' |
| T | T = 78.70' |

R/W INFORMATION:

- | | |
|-----|--|
| △ 1 | R/W PER INST. 90089, REC. 08/11/1971. |
| △ 2 | R/W PER INST. 172048, REC. 09/11/1981. |
| △ 3 | R/W PER PM 93/63. |

PARCEL MAP NO. 13382
 PM 93/63

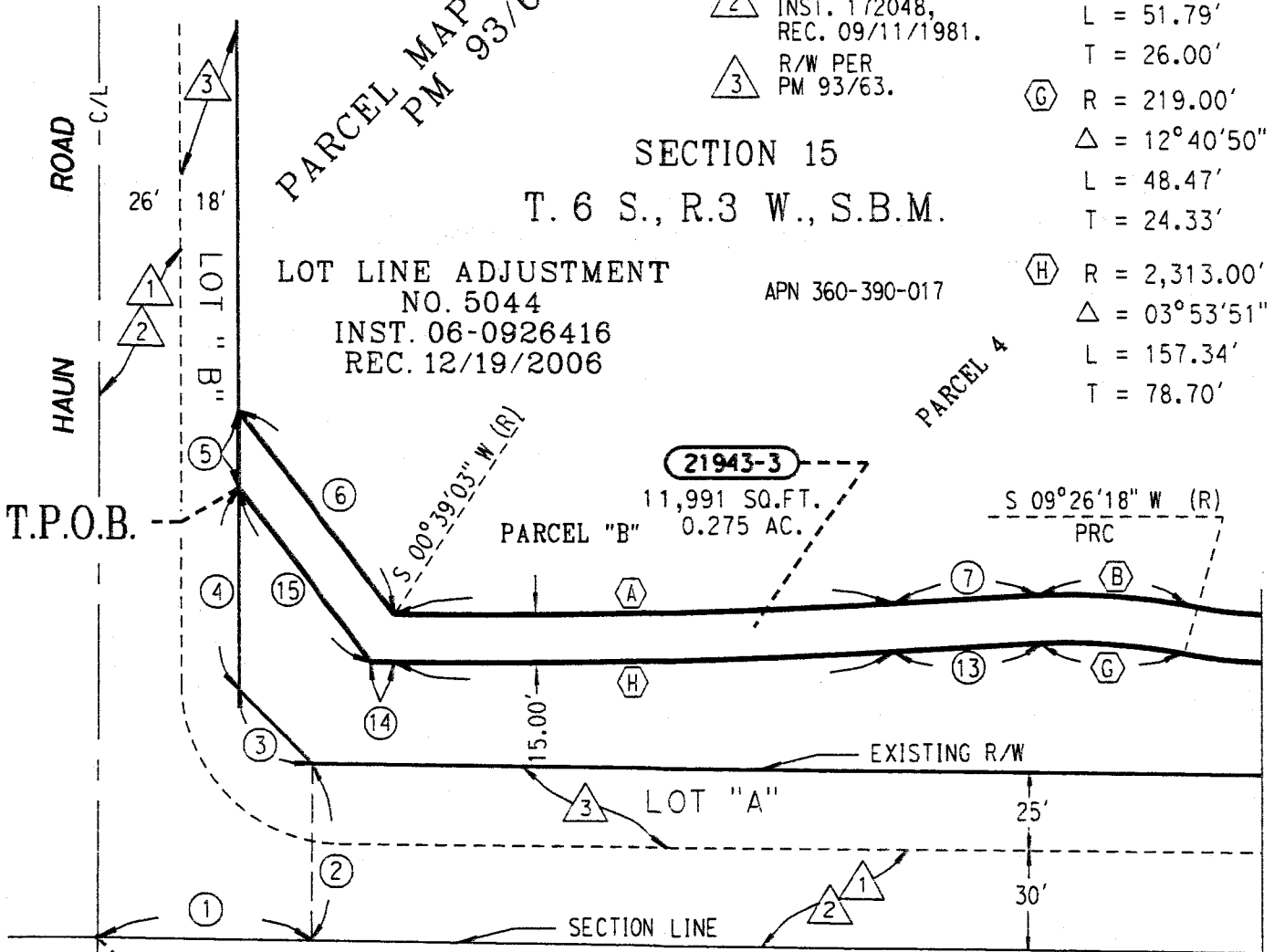
SECTION 15

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

LOT LINE ADJUSTMENT

NO. 5044
 INST. 06-0926416
 REC. 12/19/2006

APN 360-390-017



P.O.C.
 C/L INTERSECTION
 SCOTT ROAD & HAUN ROAD

SCOTT ROAD

ROAD

SECTION 22

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

CITY OF
 MENIFEE



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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: *Edward D. Hunt* DATE: 10-30-2017

PAR. NO.: 21943-3

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3



LINE DATA

- ⑧ N 03°14'32" W - 24.00'
- ⑨ N 86°45'28" E - 69.34'
- ⑩ S 00°13'50" W - 25.01'
- ⑪ S 86°45'28" W - 69.34'
- ⑫ S 03°14'32" E - 14.00'
- ⑬ S 00°13'50" W - 70.98'

EXHIBIT "B"

08-RIV-215-MP15.50-21943 (21943-3)
TEMPORARY CONSTRUCTION EASEMENT

- ⓑ R = 234.00' ⓔ R = 2,491.00'
- Δ = 12°40'50" Δ = 01°32'39"
- L = 51.79' L = 67.14'
- T = 26.00' T = 33.57'
- ⓒ R = 175.99' ⓕ R = 190.99'
- Δ = 12°40'50" Δ = 12°40'50"
- L = 38.95' L = 42.27'
- T = 19.55' T = 21.22'
- ⓓ R = 2,516.00' ⓖ R = 219.00'
- Δ = 01°33'48" Δ = 12°40'50"
- L = 68.65' L = 48.47'
- T = 34.33' T = 25.33'

PARCEL MAP NO. 13382
PM 93/63

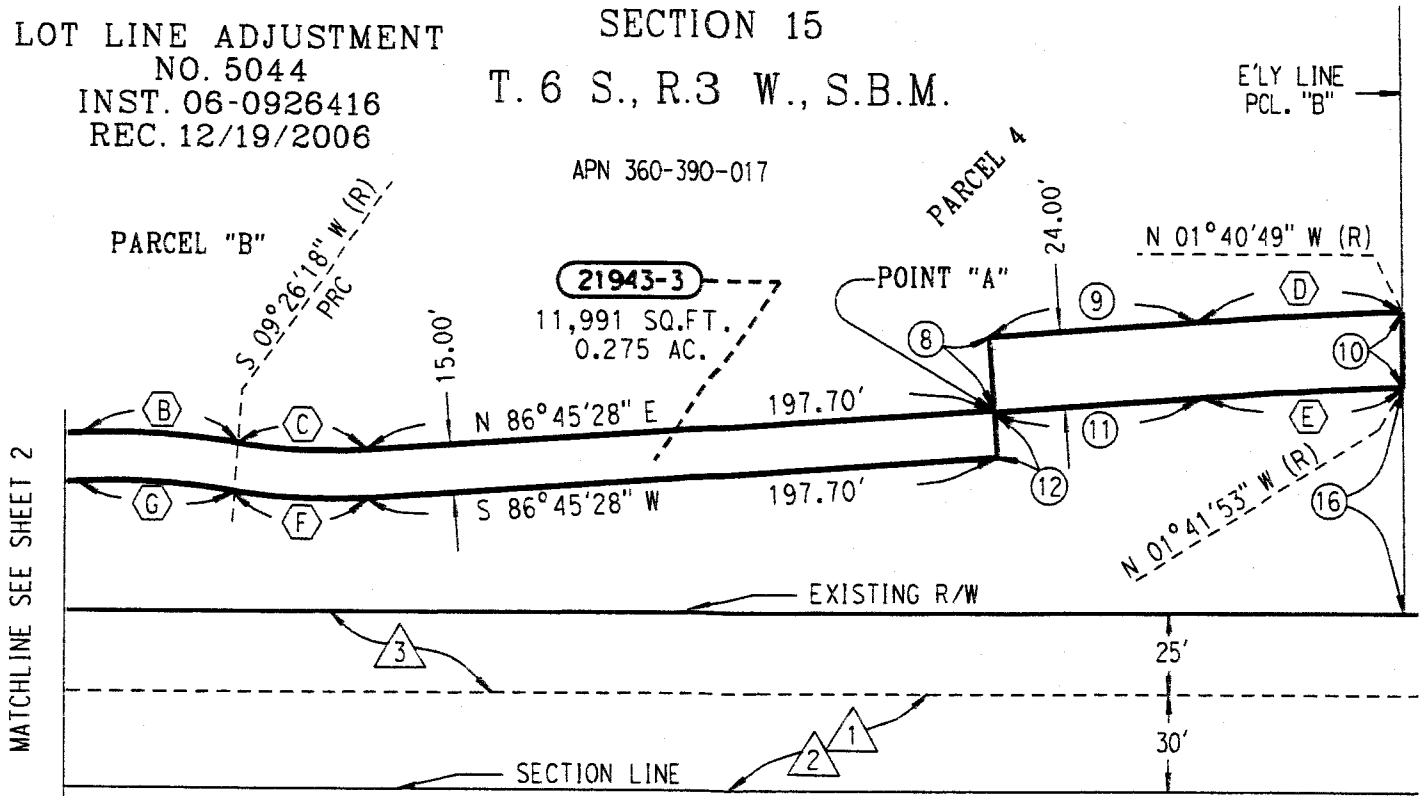
R/W INFORMATION:

- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

SECTION 15
T. 6 S., R. 3 W., S.B.M.

APN 360-390-017



SCOTT

ROAD

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

SECTION 22



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

CITY OF
MENIFEE

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21943-3

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: GSE

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: OCTOBER, 2013

W.O. NO.: B3-0689

APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

SHEET 3 OF 3

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
21943-4

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN PARCEL "B" OF LOT LINE ADJUSTMENT 5044, RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926416, CONFORMING DEED RECORDED DECEMBER 19, 2006, AS INSTRUMENT NUMBER 2006-0926419, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880);

THENCE N 00°13'50" E ALONG THE EASTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 273.86 FEET TO AN ANGLE POINT IN SAID PARCEL LINE;

THENCE S 89°22'21" E CONTINUING ALONG SAID PARCEL LINE, A DISTANCE OF 65.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 402.00 FEET AND AN INITIAL RADIAL BEARING OF N 84°15'13" W, BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°28'28", AN ARC DISTANCE OF 24.38 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "B";

THENCE S 89°47'00" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 25.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET AND AN INITIAL RADIAL BEARING OF N 80°10'35" W;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°44'12", AN ARC DISTANCE OF 24.59 FEET, RETURNING TO THE AFOREMENTIONED PARCEL LINE;

THENCE N 89°22'21" W, A DISTANCE OF 25.11 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 612 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 BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

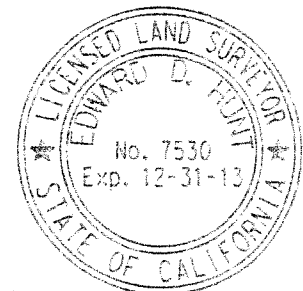


EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
21944-2

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN THAT CERTAIN PARCEL OF DESCRIBED BY GRANT DEED RECORDED FEBRUARY 26, 2007, AS INSTRUMENT NUMBER 2007-0132117, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE N 89°22'21" W ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 600.31 FEET;

THENCE N 00°37'39" E, A DISTANCE OF 56.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL "B", BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF WIDTH) PER INSTRUMENT NUMBERS 131519 AND 131520 BOTH RECORDED NOVEMBER 17, 1971, OFFICIAL RECORDS OF SAID RECORDER. SAID NORTHERLY RIGHT-OF-WAY LINE BEING SUBSEQUENTLY RELINQUISHED AS SHOWN AS SEGEMENT 15 OF RELINQUISHMENT 296R (RELINQUISHMENT MAP 12 OF 21 SHEETS) FILED IN THE OFFICE OF SAID RECORDER JULY 23, 1981 AS STATE HIGHWAY MAP BOOK 8, PAGES 48 THROUGH 68, INCLUSIVE (FILE NUMBER 139880);

THENCE N 00°13'50" E ALONG THE MOST-WESTERLY LINE OF SAID GRANT DEED, A DISTANCE OF 70.98 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WESTERLY LINE N 00°13'50" E, A DISTANCE OF 25.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,516.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°40'43" W;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°26'01", AN ARC DISTANCE OF 62.95 FEET;

THENCE N 00°38'18" E, A DISTANCE OF 140.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 402.00 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 05°06'29", AN ARC DISTANCE OF 35.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GRANT DEED;

THENCE S 89°22'21" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 25.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 377.00 FEET AND AN INITIAL RADIAL BEARING OF N 83°54'48" W;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°26'55", AN ARC DISTANCE OF 35.85 FEET;

THENCE S 00°38'18" W, A DISTANCE OF 146.16 FEET;

THENCE S 39°24'31" W, A DISTANCE OF 24.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,491.00 FEET AND AN INITIAL RADIAL BEARING OF N 00°01'51" W;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
21944-2

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°40'02", AN ARC DISTANCE OF 72.49 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 6,453 SQUARE FEET, OR 0.148 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 BY 1.000125036 TO OBTAIN GROUND DISTANCES.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

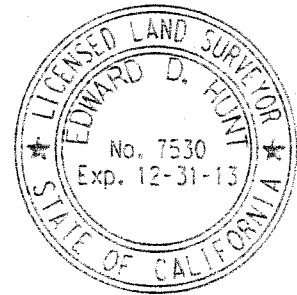


EXHIBIT "B" 1-215

08-RIV-215-MP15.50-15.60-21944 (21944-2)

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

R/W INFORMATION:

- 1 R/W PER O.R. BK. 1009, PG. 227-229, REC. 09/07/1948.
- 2 R/W PER INST. 90089, REC. 08/11/1971.
- 3 R/W PER INST. 131519, REC. 11/17/1971
- 4 R/W PER INST. 131520, REC. 11/17/1971
- 5 R/W PER INST. 172048, REC. 09/11/1981.
- 6 R/W PER PM 93/63.

SECTION 15

PARCEL MAP NO. 13382

21944-2

6,453 SQ. FT.
0.148 AC.

PARCEL 4
CITY OF MENIFEE

LOT LINE ADJUSTMENT
NO. 5044
INST. 06-0926416
REC. 12/19/2006

PARCEL "B"

N.T.S.

CURVE DATA

(A) $\Delta = 01^{\circ}26'01''$ C $\Delta = 05^{\circ}26'55''$
 R = 2,516.00' R = 377.00'
 T = 31.48' T = 17.94'
 L = 62.95' L = 35.85'

(B) $\Delta = 05^{\circ}06'29''$ D $\Delta = 01^{\circ}40'02''$
 R = 402.00' R = 2,491.00'
 T = 17.93' T = 36.25'
 L = 35.84' L = 72.49'

LINE DATA

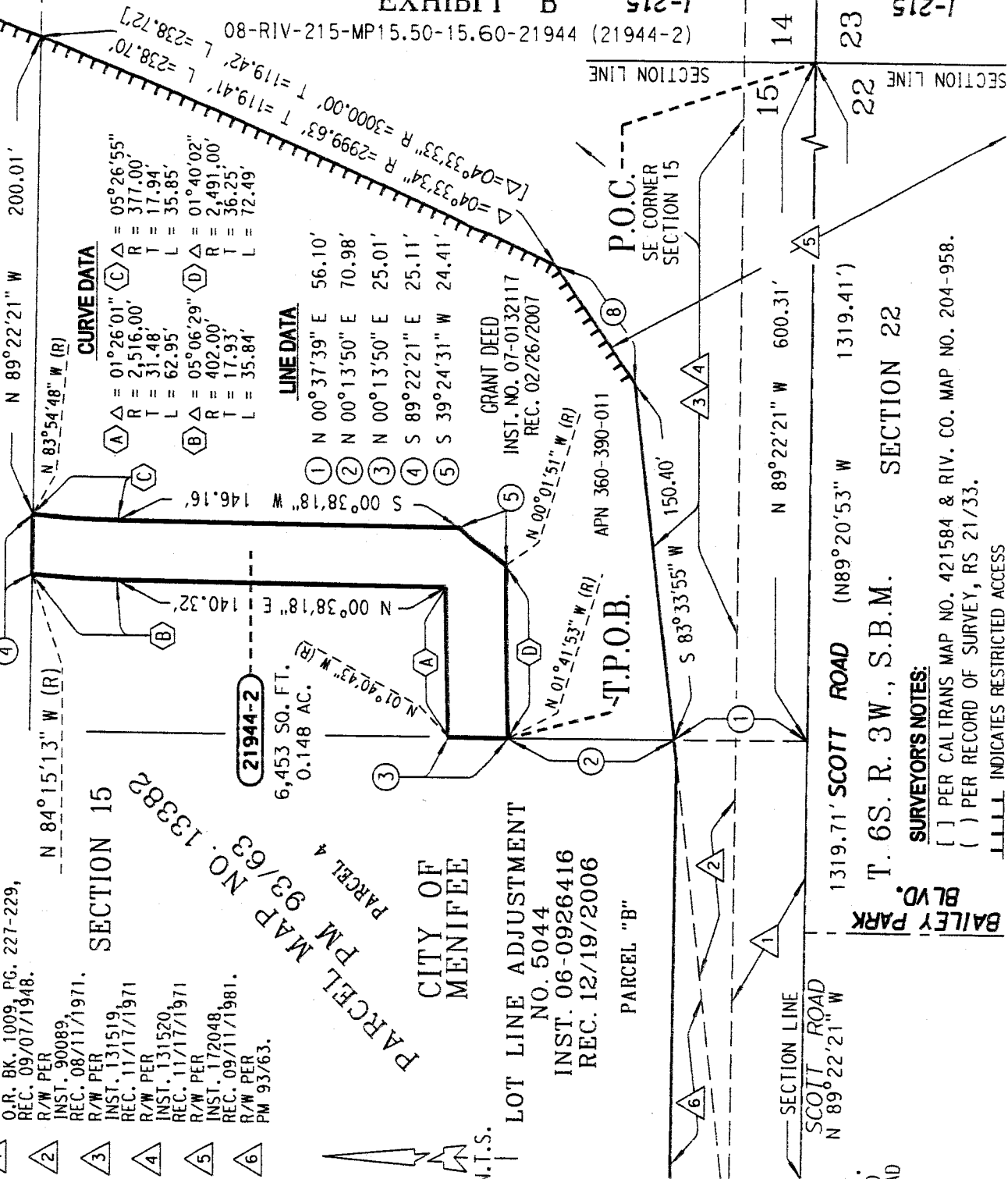
- 1 N 00°37'39" E 56.10'
- 2 N 00°13'50" E 70.98'
- 3 N 00°13'50" E 25.01'
- 4 S 89°22'21" E 25.11'
- 5 S 39°24'31" W 24.41'

GRANT DEED
INST. NO. 07-0132117
REC. 02/26/2007

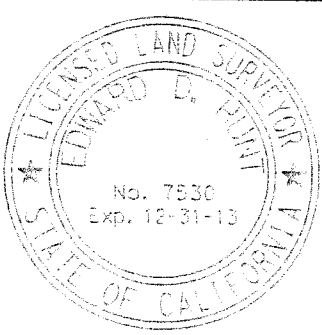
APN 360-390-011

T.P.O.B.

P.O.C.
SE CORNER
SECTION 15



SECTION 22
SECTION 15
SECTION 14
SECTION LINE
SCOTT ROAD (N89°20'53" W 1319.41')
T. 6S. R. 3W., S.B.M.
SURVEYOR'S NOTES:
[] PER CALTRANS MAP NO. 421584 & RIV. CO. MAP NO. 204-958.
() PER RECORD OF SURVEY, RS 21/33.
L.L.L.L. INDICATES RESTRICTED ACCESS



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 21944-2
PROJECT: SCOTT ROAD / I-215 INTERCHANGE	PREPARED BY: KNV
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: OCTOBER, 2013
APPROVED BY: <i>Edward G. Hunt</i> DATE: 10-30-2013	W.O. NO.: B3-0689
	SHEET 1 OF 1

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

THIS IS TO CERTIFY that the temporary interest in real property conveyed by the temporary construction easement deed dated _____, from SCOTT-215, LP, a California Limited Partnership, to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Juan C. Perez, Director of Transportation

By: _____, Deputy