

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

911A



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

**SUBMITTAL DATE:**

October 16, 2014

**SUBJECT:** Right of Way Acquisition Agreement for the Scott Road/Interstate 215 Interchange Project, District 3/District 5, [\$3,012,168] CFD 05-8 Scott Road 100%

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

1. Approve the attached Right of Way Acquisition Agreement for Parcels 21933-1, 0689-001A, 0689-001B, all located within a portion of Assessor's Parcel Number 372-110-001;
2. Authorize the Chairman of the Board to execute this agreement on behalf of the County;

(Continued)

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

*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	\$ 3,012,168	\$ 0	\$ 3,012,168	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** CFD 05-8 Scott Road-100%  
Budget Adjustment: No  
For Fiscal Year: 2014/15

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

APPROVE

BY: *Rohini Dasika*  
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Stone and Ashley  
Nays: None  
Absent: Benoit  
Date: October 28, 2014  
xc: EDA, Transp.

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

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

3-11

FORM APPROVED COUNTY COUNSEL  
DATE 9/22/14  
BY: GREGORY P. PRIAMOS  
Departmental Controller/Office

FISCAL PROCEDURES APPROVED  
PAUL ANGUILO, CPA, AUDITOR-CONTROLLER  
BY: *Esteban Hernandez*

A-30  
 Positions Added  
 4/5 Vote  
 Change Order

**RECOMMENDED MOTION: (Continued)**

3. Authorize the Assistant County Executive Officer/EDA or his designee to execute any other documents and administer all actions necessary to complete this transaction;
4. Authorize and allocate the purchase amount of \$2,980,368 to acquire Parcels 21933-1, 0689-001A and 0689-001B, all located within a portion of Assessor's Parcel Number 372-110-001; and
5. Authorize reimbursement to EDA/FM-Real Estate in the amount not-to-exceed \$31,800 for due diligence and staff expenses.

**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 Cities of Menifee and Murrieta (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 the fee simple interests located within a portion of Assessor's Parcel Number 372-110-001 from Curci-Turner Company, LLC, Val Vista Estates, John L. Curci, Janis L. Arendsen, Joyce L. Ukropina, and Scott R. Caldwell (CURCI-TURNER ET AL) for the price of \$2,980,368. There are costs of \$31,800 associated with this transaction.

CURCI-TURNER ET AL. will execute a Grant Deed in favor of the State of California referenced as Parcel Number 21933-1, a Grant Deed in favor of the City of Menifee referenced as Parcel Number 0689-001A and a Grant Deed in favor of the County of Riverside referenced as Parcel Number 0689-001B (Remnant Parcel), all located within a portion of Assessor's Parcel Number 372-110-001.

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

**Impact on Citizens 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)

**SUPPLEMENTAL:**  
**Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of a portion of Assessor's Parcel Number 372-110-001:

Right of Way Acquisition	\$ 2,980,368
Estimated Title and Escrow Charges:	3,500
Preliminary Title Report	800
County Appraisals	11,500
EDA/FM Real Property Staff Time	16,000
Total Estimated Acquisition Costs:	\$ 3,012,168

All costs associated with the acquisition of this property are fully funded by CFD 05-08 Scott Road in the Transportation Department's budget for FY 2014/15. No net county costs will be incurred as a result of this transaction.

Attachments:  
Right of Way Acquisition Agreement (4)

911A

PROJECT: I-215 / Scott Road Interchange Project

PARCEL(S): 21933-1, 0689-001A, and 0689-001B

APN: 372-110-001 (PORTION)

**RIGHT OF WAY ACQUISITION AGREEMENT**

This Right of Way Acquisition Agreement, ("Agreement"), is made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"), and CURCI-TURNER COMPANY, LLC, a California limited liability company as to an undivided 1/4<sup>th</sup> interest; VAL VISTA ESTATES, a California Corporation, as to an undivided 1/4<sup>th</sup> interest; JOHN L. CURCI, Trustee of the John L. Curci Trust, established December 22, 1993, as to an undivided 1/4<sup>th</sup> interest; and as to the remaining undivided 1/4<sup>th</sup> interest as follows: JANIS L. ARENSEN, as Trustee of The Janis L. Arendsen Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3<sup>rd</sup>) tenant-in-common interest, JOYCE L. UKROPINA, as Trustee of The Joyce L. Ukropina Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3<sup>rd</sup>) tenant-in-common interest, and SCOTT R. CALDWELL, as Trustee of The Scott R. Caldwell Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3<sup>rd</sup>) tenant-in-common interest, ("Grantor"). County and Grantor are sometimes collectively referred to as "Parties."

**RECITALS**

WHEREAS, Grantor owns that certain real property located at the northeast corner of Scott Road and Interstate 215 Freeway, in the City of Menifee, County of Riverside, State of California, as depicted on the Plat Map identified as Attachment 1 attached hereto and made a part hereof. The real property consisting of ±6.468 acres of vacant land and is also known as Assessor's Parcel Number: 372-110-001 ("Property"); and

WHEREAS, Grantor desires to sell to the County and the County desire to purchase the fee simple interest in that portion of the Property ("ROW"), for the

OCT 28 2014 3-11

1 purpose of constructing the I-215 / Scott Road Interchange Project ("Project") as  
2 follows: a Grant Deed in favor of the State of California referenced as Parcel 21933-1  
3 and described on Attachment 2A, attached hereto and made a part hereof; a Grant  
4 Deed in favor of the City of Menifee referenced as Parcel 0689-001A and described on  
5 Attachment 2B, attached hereto and made a part hereof; and

6 WHEREAS, at Grantor's sole request and as a convenience to the undersigned  
7 Grantor, the uneconomic remnant referenced as Parcel 0689-001B and described on  
8 Attachment 3 will be conveyed by Grant Deed to the County of Riverside (Remnant  
9 Parcel), pursuant to the terms and conditions set forth herein; and

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

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

## 15 16 ARTICLE I. AGREEMENT

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

19 2. Consideration. For good and valuable consideration, Grantor agrees to  
20 sell and convey to the County, and the County agrees to purchase from Grantor all of  
21 the ROW and Remnant Parcel described herein, under the terms and conditions set  
22 forth in this Agreement. The full consideration for the Right of Way Property and  
23 Remnant Parcel consists of the purchase price amount for the real property interests to  
24 be acquired by the County ("Purchase Price"). The Purchase Price in the amount of  
25 Two Million Nine Hundred Eighty Thousand Three Hundred and Sixty Eight Dollars  
26 (\$2,980,368) is to be distributed to Grantor in accordance with this Agreement.  
27 Grantor will be responsible for any apportionment or allocation of the Purchase Price if  
28 required for any separately held interests that may exist.

1           3. County Responsibilities.

2           A.     Upon the mutual execution of this Agreement, County will open  
3 escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the  
4 Escrow Holder's request the Parties shall execute such additional Escrow instructions  
5 as are reasonably required to consummate the transaction contemplated by this  
6 Agreement and are not inconsistent with this Agreement. In the event of any conflict  
7 between the terms of this Agreement and any additional Escrow instructions, the terms  
8 of this Agreement shall control. The Escrow Holder will hold all funds deposited by the  
9 County in an escrow account ("Escrow Account") that is interest bearing and at a bank  
10 approved by County with interest accruing for the benefit of County. The Escrow  
11 Account shall remain open until all charges due and payable have been paid and  
12 settled; any remaining funds shall be refunded to the County.

13           B.     Upon the opening of Escrow, the County shall deposit the  
14 Consideration as follows:

15                   i.     Purchase Price. Deposit into Escrow the Purchase Price in  
16 the amount of Two Million Nine Hundred Eighty Thousand Three Hundred and Sixty  
17 Eight Dollars (\$2,980,368) (the "Deposit").

18           C.     On or before the date that Escrow is to close, which is anticipated  
19 to be before November 17, 2014 but no later than December 31, 2014, ("Close of  
20 Escrow"):

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

27  
28

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

4                   D. County will authorize the Escrow Holder to close Escrow and  
5 release the Deposit, in accordance with the provisions herein, to Grantor conditioned  
6 only upon the satisfaction of the following conditions.

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

10                   a. The two (2) grant deeds granting the portion of the  
11 ROW and one (1) grant deed granting the Remnant Parcel, executed, acknowledged  
12 and delivered to Craig Olsen, Real Property Agent for the County or to Escrow Holder,  
13 substantially in the forms attached hereto as Attachment 4, (Deeds), subject to the  
14 following:

15   1. Free and clear of all liens, encumbrances,  
16 easements, leases (recorded or unrecorded), and taxes except those encumbrances  
17 and easements which, in the sole discretion of the County, are acceptable, and shown  
18 on the Preliminary Title Report:

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

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

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

27   5. Any other taxes owed whether current or  
28 delinquent are to be made current.

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

4 a. All real property taxes then due and owing shall be  
5 prorated, paid, and canceled pursuant to the provisions of section 5081 et. seq., of the  
6 Revenue and Taxation Code.

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

10 F. County shall direct Escrow Holder to disburse the Purchase Price  
11 to Grantor minus any and all charges due upon Close of Escrow in accordance with the  
12 escrow instructions contained in this Agreement and Escrow closing statement  
13 approved by Grantor and County.

14 Grantor Responsibilities.

15 A. Execute and acknowledge a Grant Deed in favor of the State of  
16 California dated \_\_\_\_\_ identified as Parcel Number 21933-1; a Grant Deed in  
17 favor of the City of Menifee dated \_\_\_\_\_ identified as Parcel Number 0689-001A;  
18 and a Grant Deed in favor of the County of Riverside dated \_\_\_\_\_ identified as  
19 Parcel Number 0689-001B and deliver deeds to Craig Olsen, Real Property Agent for  
20 the County or to the Escrow Holder.

21 B. Grantor shall indemnify, defend, protect, and hold the County of  
22 Riverside, its Agencies, Districts, Departments, their respective directors, Board of  
23 Supervisors, elected and appointed officials, employees, agents, representatives,  
24 successors, and assigns free and harmless from and against any and all claims,  
25 liabilities, penalties, forfeitures, losses, or expenses, including without limitation,  
26 attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or  
27 indirectly, by either (a) the presence in, within, under, or about the ROW for the  
28 presence of hazardous materials, toxic substances, or hazardous substances as a



1 result of Grantor's use, storage, or generation of such materials or substances or (b)  
2 Grantor's failure to comply with any know violations of any federal, state, or local laws  
3 relating to such materials or substances. For the purpose of this Agreement, such  
4 materials or substances shall include without limitation hazardous substances,  
5 hazardous materials, or toxic substances as defined in the Comprehensive  
6 Environmental Response, Compensation, and Liability Act of 1980, as amended, 42  
7 U.S.C. section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C.  
8 sections 5101 to 5128; the Resource Conservation and Recovery Act, 42 U.S.C.  
9 sections 6901-87 (1988); and those substances defined as hazardous wastes in  
10 section 25117 of the California Health and Safety Code or hazardous substances in  
11 section 25316 of the California Health; and in the regulations adopted in publications  
12 promulgated pursuant to said laws.

13 C. Grantor shall be obligated hereunder to include without limitation,  
14 and whether foreseeable or unforeseeable, all costs of any required or necessitated  
15 repair, clean-up, detoxification, or decontamination of the ROW, and the preparation  
16 and implementation of any closure, remedial action, or other required plans in  
17 connection therewith, and such obligation shall continue under the ROW has been  
18 rendered in compliance with applicable federal, state, and local laws, statutes,  
19 ordinances, regulations, and rules.

## 20 **Article II. MISCELLANEOUS**

21 1. It is mutually understood and agreed by and between the Parties hereto  
22 that the right of possession and use of the ROW by County, including the right to  
23 remove and dispose of improvements, shall commence upon the Close of Escrow.  
24 The Purchase Price includes, but is not limited to, full payment for such possession  
25 and use.

26  
27 2. This Agreement embodies all of the considerations agreed upon between  
28 the County and Grantor. This Agreement was obtained without coercion, promises

1 other than those provided herein, or threats of any kind whatsoever by or to either  
2 party.

3 3. The performance of this Agreement constitutes the entire consideration  
4 for the acquisition of the ROW and shall relieve the County of all further obligations or  
5 claims pertaining to the acquisition of the ROW or pertaining to the location, grade or  
6 construction of the proposed public improvement.

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

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

12 6. This Agreement is the result of negotiations between the Parties and is  
13 intended by the Parties to be a final expression of their understanding with respect to  
14 the matters herein contained. This Agreement supersedes any and all other prior  
15 agreements and understandings, oral or written, in connection therewith. No provision  
16 contained herein shall be construed against the County solely because it prepared this  
17 Agreement in its executed form.

18 7. This Agreement shall be governed by the laws of the State of California.  
19 Any action at law or in equity brought by either of the Parties for the purpose of  
20 enforcing a right or rights provided for by this Agreement shall be tried in a court of  
21 competent jurisdiction in the County of Riverside, State of California, and the Parties  
22 hereby waive all provisions of law providing for a change of venue in such proceedings  
23 to any other county.

24 8. Grantor, the County and their respective assigns and successors in  
25 interest shall be bound by all the terms and conditions contained in this Agreement,  
26 and all the Parties thereto shall be jointly and severally liable thereunder.

27  
28

1           9.     In the event any action is required by either party to enforce the terms or  
2 provisions of this Agreement, the prevailing party in such action shall be entitled to  
3 recover its court costs and reasonable attorneys' fees.

4  
5                               (REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1 10. 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: October 28, 2014

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

GRANTOR:  
12 CURCI-TURNER COMPANY, LLC, a  
13 California limited liability company as to an  
14 undivided ¼ interest

15 By: Jeff Stone  
16 Jeff Stone, Chairman  
17 Board of Supervisors

By: John L. Curci  
18 John L. Curci, General Manager  
19 Name: \_\_\_\_\_

By: Thomas H. Purcell  
20 Thomas H. Purcell, Chairman  
21 Val Vista Estates, a California Corporation, as  
22 to an undivided ¼ interest

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

By: John L. Curci  
25 John L. Curci, President  
26 Name: \_\_\_\_\_

By: Gregory P. Priamos  
27 Deputy

By: Michael T. Curci  
28 Michael T. Curci, Secretary

APPROVED AS TO FORM:  
29 Gregory P. Priamos  
30 County Counsel

JOHN L. CURCI, Trustee of the John L. Curci  
Trust, established December 22, 1993, as to  
an undivided ¼ interest

By: Patricia Munroe  
31 Patricia Munroe  
32 Deputy County Counsel

By: John L. Curci  
33 JOHN L. CURCI, Trustee

(SIGNATURES CONTINUED ON NEXT PAGE)

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

And as to the remaining undivided 1/4<sup>th</sup> interest as follows:

JANIS L. ARENSEN, as Trustee of The Janis L. Arendsen Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

By: *Janis L. Arendsen, Trustee*  
JANIS L. ARENSEN, Trustee

JOYCE L. UKROPINA, as Trustee of The Joyce L. Ukropina Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

By: *Joyce L. Ukropina, Trustee*  
JOYCE L. UKROPINA, Trustee

SCOTT R. CALDWELL, as Trustee of The Scott R. Caldwell Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

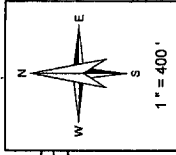
By: *Scott R. Caldwell, Trustee*  
SCOTT R. CALDWELL, Trustee

ATTACHMENT 1  
Assessor's Plat Map

372-11

357-23

TRA 054-017



5275.68

14

SEC. 14 T6S R3W

05

78.32 AC ML

1284.77

1/4 COR

03

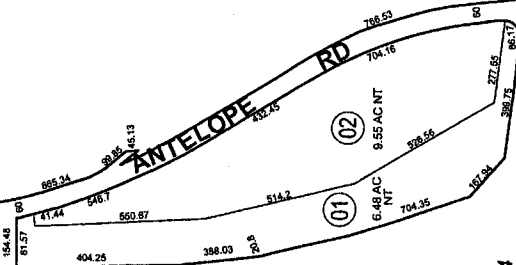
122.36 AC ML

813.68

SCOTT ROAD

15 14

22 23



STATE HWY 215

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

MAY 26 2009

1/4 COR

BK 372	Pg 10
BK 372	Pg 12
BK 372	Pg 15
BK 372	Pg 16
BK 372	Pg 18
BK 372	Pg 19
BK 372	Pg 20
BK 372	Pg 21
BK 372	Pg 22
BK 372	Pg 23
BK 372	Pg 24
BK 372	Pg 25
BK 372	Pg 26
BK 372	Pg 27
BK 372	Pg 28
BK 372	Pg 29
BK 372	Pg 30
BK 372	Pg 31
BK 372	Pg 32
BK 372	Pg 33
BK 372	Pg 34
BK 372	Pg 35
BK 372	Pg 36
BK 372	Pg 37
BK 372	Pg 38
BK 372	Pg 39
BK 372	Pg 40
BK 372	Pg 41
BK 372	Pg 42
BK 372	Pg 43
BK 372	Pg 44
BK 372	Pg 45
BK 372	Pg 46
BK 372	Pg 47
BK 372	Pg 48
BK 372	Pg 49
BK 372	Pg 50
BK 372	Pg 51
BK 372	Pg 52
BK 372	Pg 53
BK 372	Pg 54
BK 372	Pg 55
BK 372	Pg 56
BK 372	Pg 57
BK 372	Pg 58
BK 372	Pg 59
BK 372	Pg 60
BK 372	Pg 61
BK 372	Pg 62
BK 372	Pg 63
BK 372	Pg 64
BK 372	Pg 65
BK 372	Pg 66
BK 372	Pg 67
BK 372	Pg 68
BK 372	Pg 69
BK 372	Pg 70
BK 372	Pg 71
BK 372	Pg 72
BK 372	Pg 73
BK 372	Pg 74
BK 372	Pg 75
BK 372	Pg 76
BK 372	Pg 77
BK 372	Pg 78
BK 372	Pg 79
BK 372	Pg 80
BK 372	Pg 81
BK 372	Pg 82
BK 372	Pg 83
BK 372	Pg 84
BK 372	Pg 85
BK 372	Pg 86
BK 372	Pg 87
BK 372	Pg 88
BK 372	Pg 89
BK 372	Pg 90
BK 372	Pg 91
BK 372	Pg 92
BK 372	Pg 93
BK 372	Pg 94
BK 372	Pg 95
BK 372	Pg 96
BK 372	Pg 97
BK 372	Pg 98
BK 372	Pg 99
BK 372	Pg 100

DATE: STATE HWY IMP PM 2007 PM 1824 RS 0524



ASSESSOR'S MAP BK372 PG-11 Riverside County, Calif.

Underwood

APRIL 2009

Date	Old No	New No
4/22/2009	1	15.87

**ATTACHMENT 2**  
**Legal Descriptions and Plat Maps**

**2A – Grant Deed**

1. A portion of APN: 372-110-001; Parcel 21933-1 in favor of the State of California

**2B – Grant Deed**

2. A portion of APN: 372-110-001; Parcel 0689-001A in favor of the City of Menifee



**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**21933-1**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DIRECTOR'S DEED RECORDED AUGUST 9, 1979, AS INSTRUMENT NUMBER 167774, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD;

THENCE N 82°28'03" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 266.59 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 82°28'03" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.91 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 215 AS SHOWN ON SAID CALTRANS RIGHT-OF-WAY MAP NUMBER 421585;

THENCE N 47°10'26" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,934.63 FEET AND AN INITIAL RADIAL BEARING OF S 67°35'25" W;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°45'00", AN ARC DISTANCE OF 704.26 FEET;

THENCE N 28°08'20" W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,941.63 FEET AND AN INITIAL RADIAL BEARING OF S 81°42'59" W;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 7°33'25", AN ARC DISTANCE OF 387.98 FEET;

THENCE N 00°43'36" W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.80 FEET;

(COURSE "A") THENCE N 88°24'57" E, A DISTANCE OF 9.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,150.00 FEET AND AN INITIAL RADIAL BEARING OF S 88°24'57" W;

(COURSE "B") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 25°43'44", AN ARC DISTANCE OF 516.41 FEET;

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION (CONTINUED)**  
**21933-1**

(COURSE "C") THENCE S 27°18'47" E, A DISTANCE OF 245.65 FEET TO THE EASTERLY LINE OF SAID INSTRUMENT NUMBER 167774;

THENCE S 13°05'33" E ALONG SAID EASTERLY LINE, A DISTANCE OF 56.32 FEET TO AN ANGLE POINT THEREIN;

THENCE S 30°30'51" E CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 171.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 372.24 FEET AND AN INITIAL RADIAL BEARING OF N 71°21'45" E;

(COURSE "D") THENCE LEAVING SAID EASTERLY LINE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 19°02'29", AN ARC DISTANCE OF 123.71 FEET;

(COURSE "E") THENCE S 00°24'14" W, A DISTANCE OF 146.54 FEET;

(COURSE "F") THENCE S 44°28'20" E, A DISTANCE OF 31.60 FEET;

(COURSE "G") THENCE S 89°21'42" E, A DISTANCE OF 94.61 FEET;

(COURSE "H") THENCE S 00°38'18" W, A DISTANCE OF 65.88 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING: 139,710 SQUARE FEET, OR 3.207 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 COURSES "A" THROUGH "C", INCLUSIVE, TOGETHER WITH COURSES "D" THROUGH "H", INCLUSIVE, HEREINABOVE DESCRIBED.

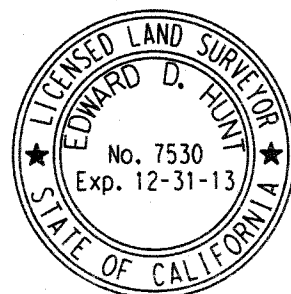
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT A PORTION OF THE GRANTOR'S REMAINING PROPERTY IS LANDLOCKED, AND WITHOUT DIRECT ACCESS TO SAID INTERSTATE 215 OR TO ANY PUBLIC OR PRIVATE ROAD, AND GRANTORS HEREBY RELIEVE GRANTEE OF ANY LIABILITY TO PROVIDE ACCESS TO THE REMAINING LANDLOCKED PROPERTY.

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



# EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21933 (21933-1)

## CURVE DATA

- (A)  $\Delta = 31^\circ 40' 57''$  ( $\Delta = 31^\circ 41' 24''$ )  
 $R = 1,499.81'$  ( $R = 1,500.00'$ )  
 $T = 425.57'$  ( $T = 425.73'$ )  
 $L = 829.34'$  ( $L = 829.64'$ )
- (B)  $\Delta = 31^\circ 26' 05''$  ( $\Delta = 31^\circ 26' 34''$ )  
 $R = 1,849.77'$  ( $R = 1,850.00'$ )  
 $T = 520.55'$  ( $T = 520.76'$ )  
 $L = 1,014.86'$  ( $L = 1,015.24'$ )

## LINE DATA

- ① N  $89^\circ 19' 00''$  W 1,651.05'
- ② N  $89^\circ 19' 00''$  W 471.39'  
 [N  $89^\circ 19' 20''$  W 471.10']
- ③ N  $31^\circ 01' 42''$  W 433.01'  
 (N  $31^\circ 02' 17''$  W 432.45')
- ④ N  $89^\circ 19' 00''$  W 89.91'
- ⑤ N  $00^\circ 41' 00''$  E 55.61'
- ⑥ N  $82^\circ 28' 03''$  W 266.59'

QUITCLAIM DEED  
 INST. NO. 98-84940  
 REC. 03/09/1998

T. 6S. R. 3W., S.B.M.  
 SECTION 14

CITY OF  
 MENIFEE

### SURVEYOR'S NOTES:

{PARCEL MAP NO. 6476, FM 20/86-88}  
 {PARCEL MAP NO. 32258, FM 222/6-7}  
 {CALTRANS MAP NO. 421585 (204-959)}  
 {(RAMP MAP NO. 81, FB 2051 S-4922)}

- ||||| INDICATES RESTRICTED ACCESS
- ||||| INDICATES PREVIOUS ACCESS CONTROL

**21933-1**

139,710 SQ. FT.  
 3.207 AC.

QUITCLAIM DEED  
 INST. NO. 98-84940  
 REC. 03/09/1998

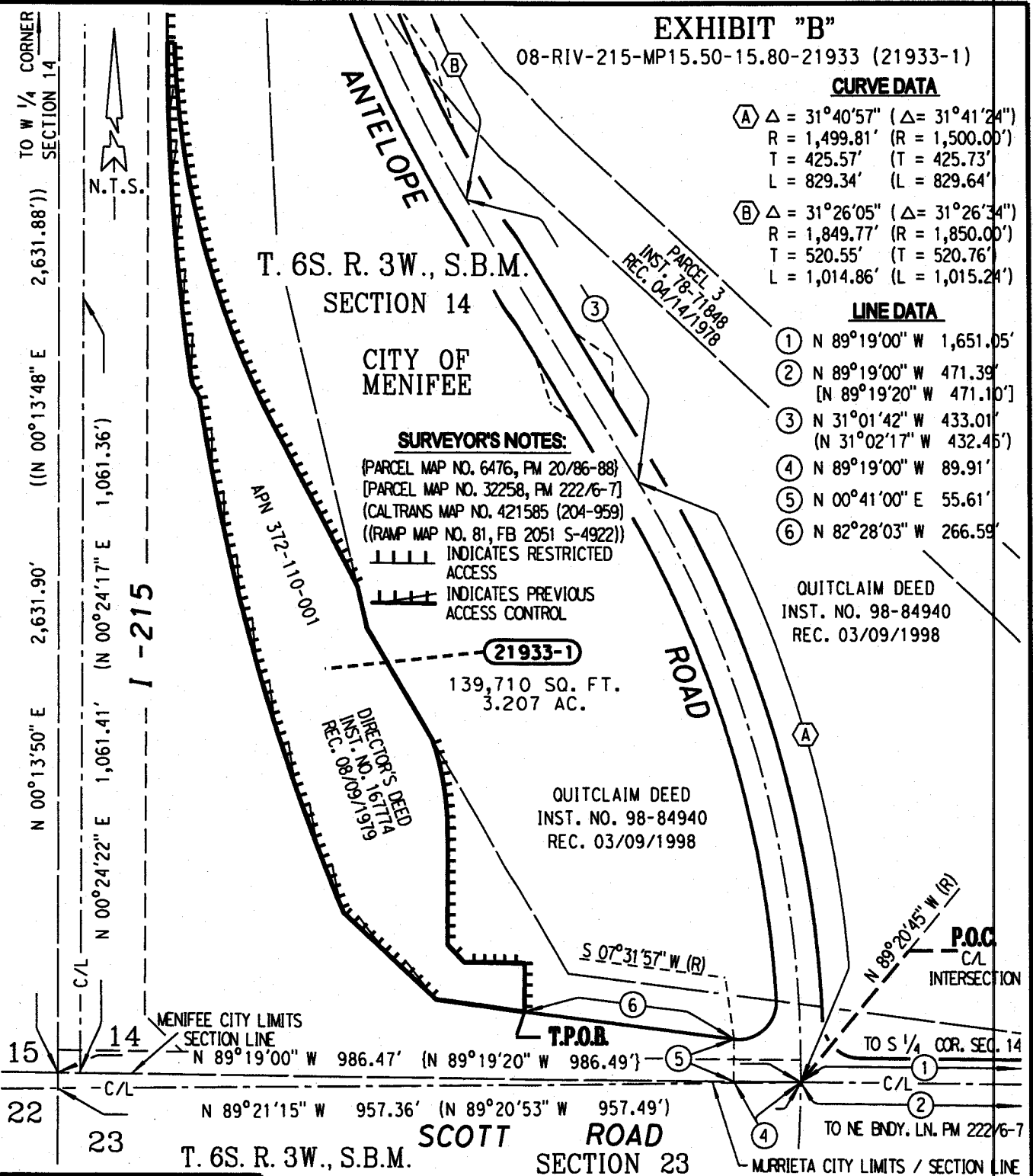
DIRECTOR'S DEED  
 INST. NO. 16711A  
 REC. 08/09/1998

S  $07^\circ 31' 57''$  W (R)

N  $89^\circ 20' 45''$  W (R)

P.O.C.  
 C/L  
 INTERSECTION

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 D. Hunt* DATE: 10-20-2013

PAR. NO.:	21933-1
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 1 OF 3	

**EXHIBIT "B"**

08-RIV-215-MP15.50-15.80-21933 (21933-1)

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998

**CITY OF  
MENIFEE**

**R/W INFORMATION:**

- ① R/W PER O.R. BK. 1109, PG. 280, REC. 09/20/1949.
- ② R/W PER INST. 26919, REC. 03/20/1969.
- ③ R/W PER INST. 222103, REC. 11/07/1977.
- ④ R/W PER INST. 172048, REC. 09/11/1981.

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998

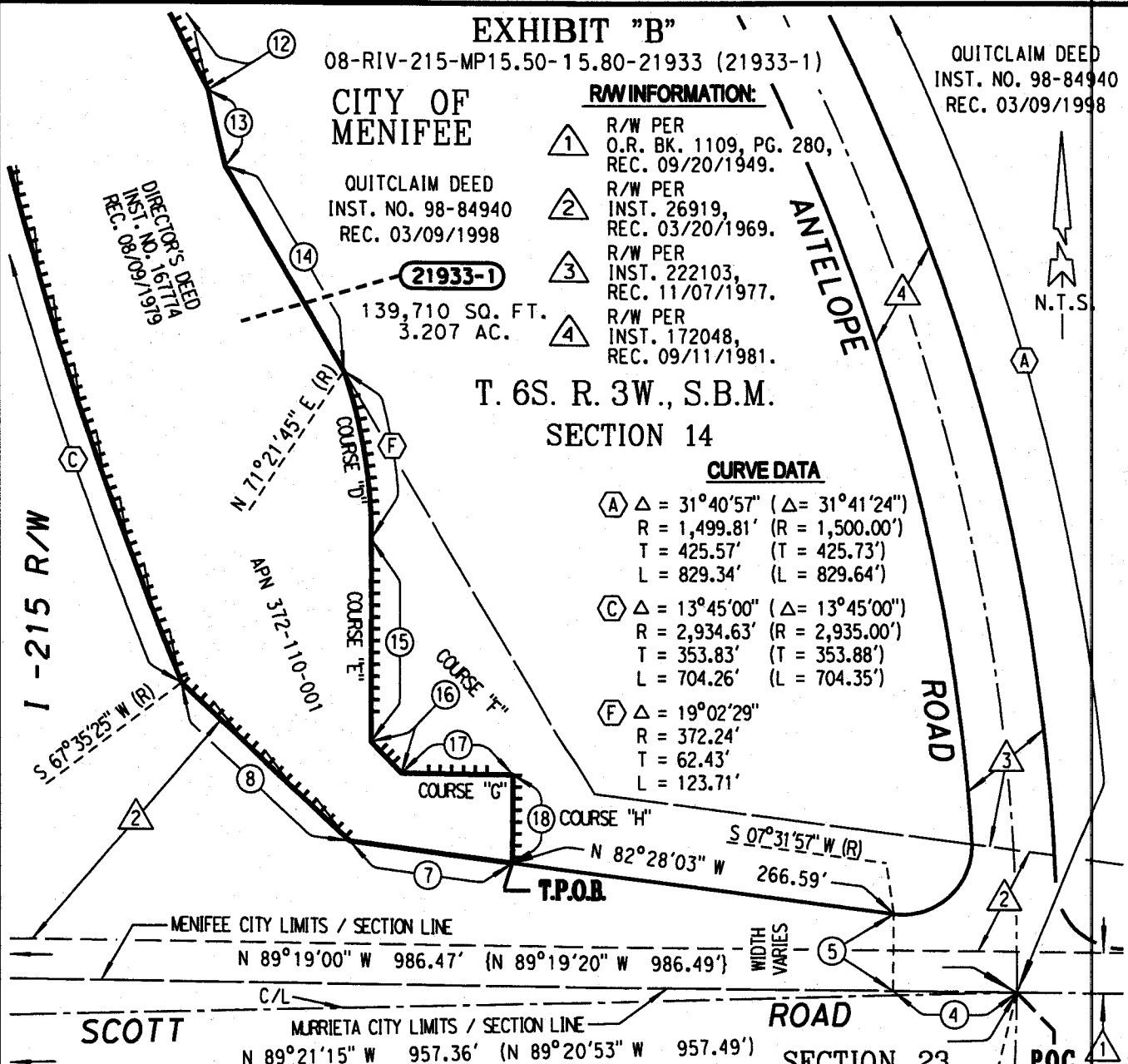
**21933-1**

139,710 SQ. FT.  
3.207 AC.

**T. 6S. R. 3W., S.B.M.  
SECTION 14**

**CURVE DATA**

- Ⓐ Δ = 31°40'57" (Δ = 31°41'24")  
R = 1,499.81' (R = 1,500.00')  
T = 425.57' (T = 425.73')  
L = 829.34' (L = 829.64')
- Ⓒ Δ = 13°45'00" (Δ = 13°45'00")  
R = 2,934.63' (R = 2,935.00')  
T = 353.83' (T = 353.88')  
L = 704.26' (L = 704.35')
- Ⓕ Δ = 19°02'29"  
R = 372.24'  
T = 62.43'  
L = 123.71'



**I-215 R/W**

**ANTELOPE  
ROAD**

**ROAD**

**SCOTT**

**ROAD**

**SECTION 23**

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

**SURVEYOR'S NOTES:**

- (PARCEL MAP NO. 6476, FM 20/86-88)  
(CALTRANS MAP NO. 421585 (204-959))
- |||| INDICATES RESTRICTED ACCESS
- |||| INDICATES PREVIOUS ACCESS CONTROL

- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑦ N 82°28'03" W 132.91'

- LINE DATA**
- ⑧ N 47°10'26" W 167.92' (N 47°13'25" W 167.94')
  - ⑫ S 27°18'47" E 245.65'
  - ⑬ S 13°05'33" E 56.32'
  - ⑭ S 30°30'51" E 171.51'
  - ⑮ S 00°24'14" W 146.54'
  - ⑯ S 44°28'20" E 31.60'
  - ⑰ S 89°21'42" E 94.61'
  - ⑱ S 00°38'18" W 65.88'



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  
MURRIETA**

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.

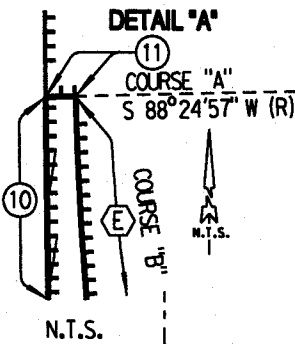
PAR. NO.:	21933-1
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 2 OF 3	

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

**EXHIBIT "B"**

08-RIV-215-MP15.50-15.80-21933 (21933-1)

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998



SEE DETAIL "A"

CITY OF MENIFEE

T. 6S. R. 3W., S.B.M.  
SECTION 14

PARCEL 3  
INST. 78-71848  
REC. 04/14/1978

ANTELOPE

ROAD

**SURVEYOR'S NOTES:**

(CALTRANS MAP NO. 421585 (204-959))

- ▬▬▬▬▬ INDICATES RESTRICTED ACCESS
- ▬▬▬▬▬ INDICATES PREVIOUS ACCESS CONTROL

I-215

S 81°42'59" W (R)

S 81°20'25" W (R)

**R/W INFORMATION:**

- ② R/W PER INST. 26919, REC. 03/20/1969.
- ③ R/W PER INST. 222103, REC. 11/07/1977.
- ④ R/W PER INST. 172048, REC. 09/11/1981.

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998

**21933-1**

139,710 SQ. FT.  
3.207 AC.

**CURVE DATA**

- ⓑ Δ = 31°26'05" (Δ = 31°26'34")  
R = 1,849.77' (R = 1,850.00')  
T = 520.55' (T = 520.76')  
L = 1,014.86' (L = 1,015.24')
- ⓒ Δ = 13°45'00" (Δ = 13°45'00")  
R = 2,934.63' (R = 2,935.00')  
T = 353.83' (T = 353.88')  
L = 704.26' (L = 704.35')
- ⓓ Δ = 07°33'25" (Δ = 07°33'25")  
R = 2,941.63' (R = 2,942.00')  
T = 194.27' (T = 194.30')  
L = 387.98' (L = 388.03')
- ⓔ Δ = 25°43'44"  
R = 1,150.00'  
T = 262.63'  
L = 516.41'

**LINE DATA**

- ⑨ N 28°08'20" W 20.80'  
(N 28°08'13" W 20.80')
- ⑩ N 00°43'36" W 60.80'
- ⑪ N 88°24'57" E (R) 9.31'
- ⑫ S 27°18'47" E 245.65'
- ⑬ S 13°05'33" E 56.32'
- ⑭ S 30°30'51" E 171.51'

DIRECTOR'S DEED  
INST. NO. 16711A  
REC. 08/09/1976



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.: 21933-1

PREPARED BY: KNV

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**  
**0689-001A**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DIRECTOR'S DEED RECORDED AUGUST 9, 1979, AS INSTRUMENT NUMBER 167774, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 82°28'03" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 266.59 FEET;

(COURSE "A") THENCE N 00°38'18" E, A DISTANCE OF 65.88 FEET;

(COURSE "B") THENCE S 89°21'42" E, A DISTANCE OF 36.96 FEET TO THE EASTERLY LINE OF SAID INSTRUMENT NUMBER 167774;

(COURSE "C") THENCE S 30°30'51" E ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET TO AN ANGLE POINT THEREIN;

(COURSE "D") THENCE S 82°24'10" E CONTINUING ALONG THE EASTERLY LINE OF, BEING MORE SPECIFICALLY THE FINAL COURSE OF, SAID INSTRUMENT NUMBER 167774 (DESCRIBED THEREIN AS "SOUTH 82°23'56" EAST 277.55 FEET"), A DISTANCE OF 277.71 FEET TO THE MOST-EASTERLY CORNER OF SAID INSTRUMENT NUMBER 167774, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF N 89°06'56" E;

THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE **TRUE POINT OF BEGINNING**.

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-001A**

CONTAINING: 18,285 SQUARE FEET, OR 0.420 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 "D", HEREINABOVE DESCRIBED.

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

SEE ATTACHED EXHIBIT "B"

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



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

9/3/2014



**LINE DATA**

- ① N 89°19'00" W 1,651.05'
- ② N 89°19'00" W 471.39'  
[N 89°19'20" W 471.10']
- ③ N 82°28'03" W 132.91'
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑥ N 82°28'03" W 266.59'
- ⑦ N 00°38'18" E 65.88'
- ⑧ S 89°21'42" E 36.96'
- ⑨ S 30°30'51" E 15.51'
- ⑩ S 82°24'10" E 277.71'

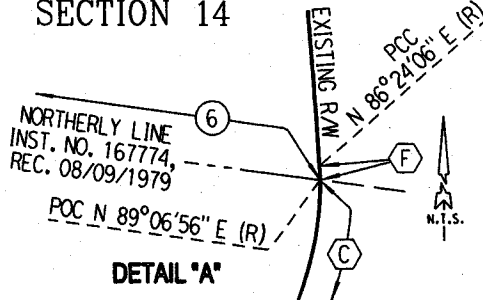
**EXHIBIT "B"**  
08-RIV-215-MP15.50-21933 (0689-001A)

**CITY OF MENIFEE**

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

SECTION 14

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998



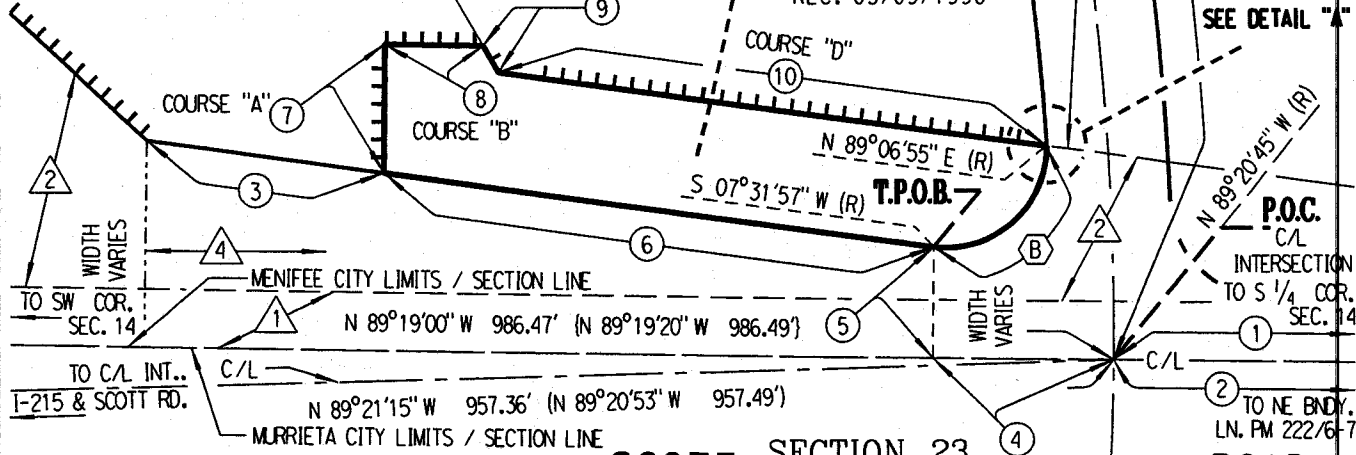
DIRECTOR'S DEED  
INST. NO. 167774  
REC. 08/09/1979

**0689-001A**

18,285 SQ. FT.  
0.420 AC.

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998

APN 372-110-001



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

SCOTT SECTION 23

**CURVE DATA**

- Ⓐ Δ = 31°40'57" (Δ = 31°41'24")  
R = 1,499.81' (R = 1,500.00')  
T = 425.57' (T = 425.73')  
L = 829.34' (L = 829.64')
- Ⓑ Δ = 98°25'01" (Δ = 98°44'34")  
R = 49.99' (R = 50.00')  
T = 57.93' (T = 58.28')  
L = 85.87' (L = 86.17')

PARCEL MAP NO. 30975

PM 206/29-31 PARCEL 1

CITY OF MURRIETA

**SURVEYOR'S NOTES:**

(PARCEL MAP NO. 6476, PM 20/86-88)  
(PARCEL MAP NO. 32258, PM 222/6-7)  
(CALTRANS MAP NO. 421585 (204-959))

PARCEL 2

||||| INDICATES RESTRICTED ACCESS

**R/W INFORMATION:**

- ① R/W PER O.R. BK. 1109, PG. 280, REC. 09/20/1949.
- ② R/W PER INST. 26919, REC. 03/20/1969.
- ③ R/W PER INST. 222103, REC. 11/07/1977.
- ④ R/W PER INST. 172048, REC. 09/11/1981.

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: *[Signature]* DATE: 9/3/14

PAR. NO.: 0689-001A

PREPARED BY: KNV

SCALE: N.T.S.

DATE: SEPTEMBER, 2014

W.O. NO.: B3-0689

SHEET 1 OF 1



ATTACHMENT 3  
Legal Descriptions and Plat Maps

Grant Deed

1. A remnant portion of APN: 372-110-001; Parcel 0689-001B in favor of the County of Riverside

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-001B**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DIRECTOR'S DEED RECORDED AUGUST 9, 1979, AS INSTRUMENT NUMBER 167774, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 07°31'57" W;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE MOST EASTERLY CORNER OF SAID INSTRUMENT NUMBER 167774;

THENCE N 82°24'10" W ALONG THE EASTERLY LINE OF, BEING MORE SPECIFICALLY THE FINAL COURSE OF, SAID INSTRUMENT NUMBER 167774 (DESCRIBED THEREIN AS "SOUTH 82°23'56" EAST 277.55 FEET"), A DISTANCE OF 277.71 FEET TO AN ANGLE POINT IN THEREIN;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET TO THE **TRUE POINT OF BEGINNING**;

(COURSE "A") THENCE LEAVING SAID EASTERLY LINE N 89°21'42" W, A DISTANCE OF 131.57 FEET;

(COURSE "B") THENCE N 44°28'20" W, A DISTANCE OF 31.60 FEET;

(COURSE "C") THENCE N 00°24'14" E, A DISTANCE OF 146.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 372.24 FEET;

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-001B**

(COURSE "D") THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 19°02'29", AN ARC DISTANCE OF 123.71 FEET TO A POINT IN SAID EASTERLY LINE;

THENCE S 30°30'51" E ALONG SAID EASTERLY LINE, A DISTANCE OF 339.10 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING: 19,937 SQUARE FEET, OR 0.458 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 AND INTERSTATE 215 OVER AND ACROSS COURSES "A" THROUGH "D", 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 SCOTT ROAD OR TO ANY PUBLIC OR PRIVATE 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 SHOWN BY 1.000125036 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

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



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

9/3/2014



**LINE DATA**

- ① N 89°19'00" W 1,651.05'
- ② N 89°19'00" W 471.39'  
[N 89°19'20" W 471.10']
- ③ N 31°01'42" W 433.01'  
(N 31°02'17" W 432.45')
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑥ N 82°24'10" W 277.71'
- ⑦ N 30°30'51" W 15.51'
- ⑧ N 89°21'42" W 131.57'
- ⑨ N 44°28'20" W 31.60'
- ⑩ N 00°24'14" E 146.54'

**EXHIBIT "B"**

08-RIV-215-MP15.50-15.60-21933 (0689-001B)

**CURVE DATA**

- △ = 31°40'57" (Δ = 31°41'24")  
R = 1,499.81' (R = 1,500.00')  
T = 425.57' (T = 425.73')  
L = 829.34' (L = 829.64')
- △ = 31°26'05" (Δ = 31°26'34")  
R = 1,849.77' (R = 1,850.00')  
T = 520.55' (T = 520.76')  
L = 1,014.86' (L = 1,015.24')
- △ = 98°25'01" (Δ = 98°44'34")  
R = 49.99' (R = 50.00')  
T = 57.94' (T = 58.28')  
L = 85.87' (L = 86.17')
- △ = 19°02'29"  
R = 372.24'  
T = 62.43'  
L = 123.71'
- △ = 02°42'50" (Δ = 02°23'11")  
R = 49.99' (R = 50.00')  
T = 1.18' (T = 1.04')  
L = 2.37' (L = 2.08')

**SURVEYOR'S NOTES:**

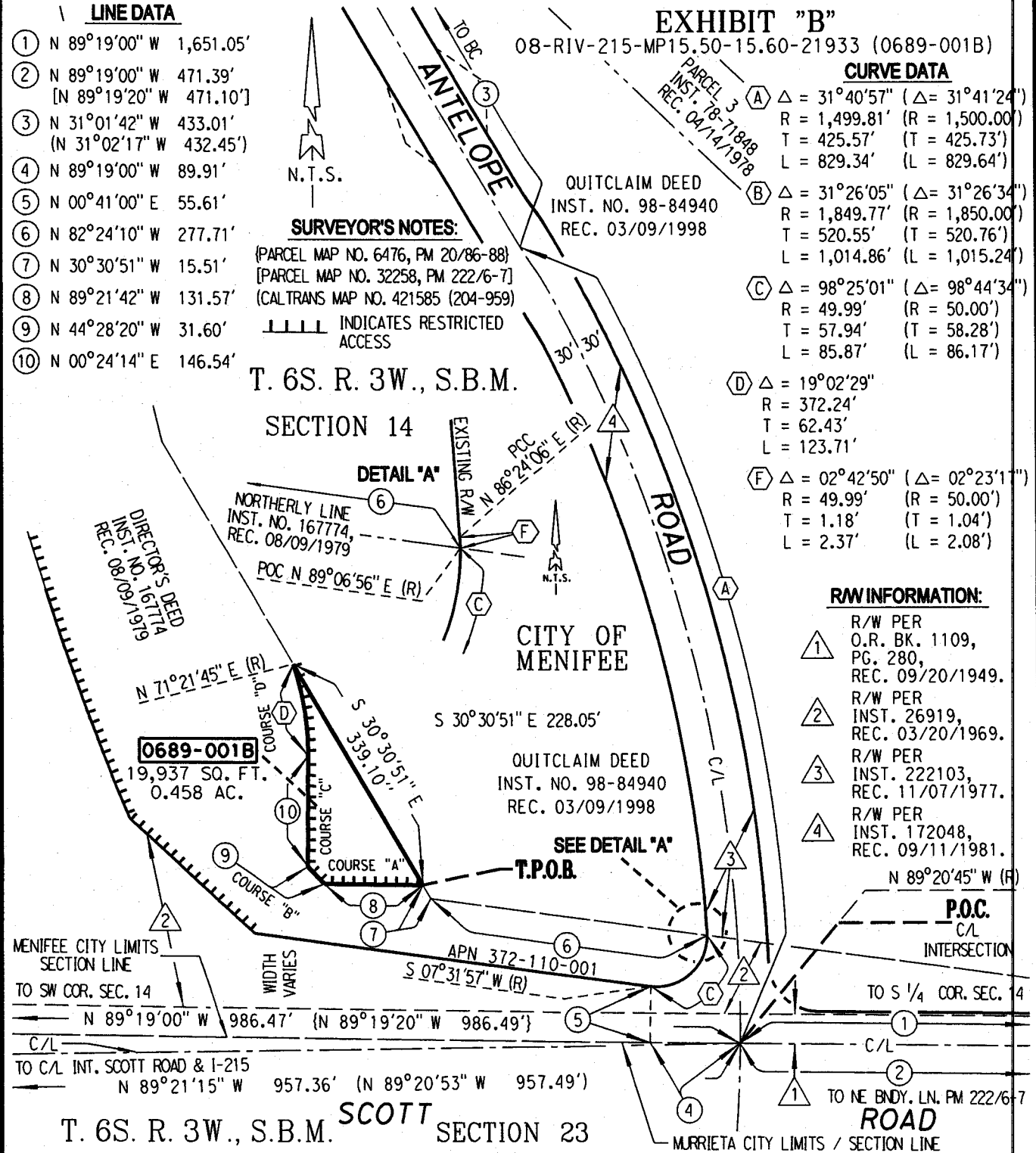
(PARCEL MAP NO. 6476, PM 20/86-88)  
[PARCEL MAP NO. 32258, PM 222/6-7]  
(CALTRANS MAP NO. 421585 (204-959))

|||| INDICATES RESTRICTED ACCESS

T. 6S. R. 3W., S.B.M.  
SECTION 14

**R/W INFORMATION:**

- ① R/W PER O.R. BK. 1109, PG. 280, REC. 09/20/1949.
- ② R/W PER INST. 26919, REC. 03/20/1969.
- ③ R/W PER INST. 222103, REC. 11/07/1977.
- ④ R/W PER INST. 172048, REC. 09/11/1981.



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 MURRIETA**

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0689-001B

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: SEPTEMBER, 2014

W.O. NO.: B3-0689

APPROVED BY: *[Signature]* DATE: 9/3/14

SHEET 1 OF 1

**RECORDING REQUESTED BY**

When Recorded Mail To

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
464 W. 4<sup>th</sup> STREET, 6<sup>th</sup> 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)

MT:mr/090414/244TR/16.387

Space above this line for Recorder's Use

**GRANT DEED**  
(CORPORATION)

District	County	Route	Post	Number
08	RIV	215	15.50- 15.80	21933

CURCI-TURNER COMPANY, LLC, a California limited liability company as to an undivided ¼ interest; VAL VISTA ESTATES, a California Corporation, as to an undivided ¼ interest; JOHN L. CURCI, Trustee of the John L. Curci Trust, established December 22, 1993, as to an undivided 1/4 interest; and as to the remaining undivided 1/4<sup>th</sup> interest as follows: JANIS L. ARENDSSEN, as Trustee of The Janis L. Arendsen Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, JOYCE L. UKROPINA, as Trustee of The Joyce L. Ukropina Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, and SCOTT R. CALDWELL, as Trustee of The Scott R. Caldwell Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, 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-MP15.80-15.80-21933 (21933-1)**

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 courses "A" and "C," inclusive, together with courses "D" through "H." inclusive, hereinabove described.

It is mutually understood and agreed that a portions of the Grantor's remaining property is landlocked, and without direct access to said Interstate 215 or to any public or private road, and Grantors hereby relieve Grantee of any liability to provide access to the remaining landlocked property.

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\_\_\_\_.

CURCI-TURNER COMPANY, LLC, a California limited liability company as to an undivided ¼ interest

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Val Vista Estates, a California Corporation, as to an undivided ¼ interest

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

JOHN L. CURCI, Trustee of the John L. Curci Trust established December 22, 1993, as to an undivided ¼ interest

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

JOHN L. CURCI, Trustee

And as to the remaining undivided 1/4<sup>th</sup> interest as follows:

JANIS L. ARENSEN, as Trustee of The Janis L. Arensen Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

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

JANIS L. ARENSEN, Trustee

JOYCE L. UKROPINA, as Trustee of The Joyce L. Ukropina Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

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

JOYCE L. UKROPINA, Trustee

SCOTT R. CALDWELL, as Trustee of The Scott R. Caldwell Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

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

SCOTT R. CALDWELL, Trustee

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**21933-1**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DIRECTOR'S DEED RECORDED AUGUST 9, 1979, AS INSTRUMENT NUMBER 167774, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD;

THENCE N 82°28'03" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 266.59 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 82°28'03" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.91 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 215 AS SHOWN ON SAID CALTRANS RIGHT-OF-WAY MAP NUMBER 421585;

THENCE N 47°10'26" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,934.63 FEET AND AN INITIAL RADIAL BEARING OF S 67°35'25" W;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°45'00", AN ARC DISTANCE OF 704.26 FEET;

THENCE N 28°08'20" W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,941.63 FEET AND AN INITIAL RADIAL BEARING OF S 81°42'59" W;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 7°33'25", AN ARC DISTANCE OF 387.98 FEET;

THENCE N 00°43'36" W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.80 FEET;

(COURSE "A") THENCE N 88°24'57" E, A DISTANCE OF 9.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,150.00 FEET AND AN INITIAL RADIAL BEARING OF S 88°24'57" W;

(COURSE "B") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 25°43'44", AN ARC DISTANCE OF 516.41 FEET;

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION (CONTINUED)**  
**21933-1**

(COURSE "C") THENCE S 27°18'47" E, A DISTANCE OF 245.65 FEET TO THE EASTERLY LINE OF SAID INSTRUMENT NUMBER 167774;

THENCE S 13°05'33" E ALONG SAID EASTERLY LINE, A DISTANCE OF 56.32 FEET TO AN ANGLE POINT THEREIN;

THENCE S 30°30'51" E CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 171.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 372.24 FEET AND AN INITIAL RADIAL BEARING OF N 71°21'45" E;

(COURSE "D") THENCE LEAVING SAID EASTERLY LINE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 19°02'29", AN ARC DISTANCE OF 123.71 FEET;

(COURSE "E") THENCE S 00°24'14" W, A DISTANCE OF 146.54 FEET;

(COURSE "F") THENCE S 44°28'20" E, A DISTANCE OF 31.60 FEET;

(COURSE "G") THENCE S 89°21'42" E, A DISTANCE OF 94.61 FEET;

(COURSE "H") THENCE S 00°38'18" W, A DISTANCE OF 65.88 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 139,710 SQUARE FEET, OR 3.207 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 COURSES "A" THROUGH "C", INCLUSIVE, TOGETHER WITH COURSES "D" THROUGH "H", 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 INTERSTATE 215 OR TO ANY PUBLIC OR PRIVATE 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 SHOWN BY 1.000125036 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013





**EXHIBIT "B"**

08-RIV-215-MP15.50-15.80-21933 (21933-1)

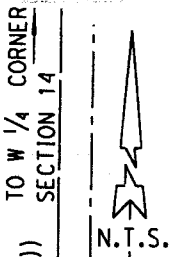
**CURVE DATA**

- Ⓐ Δ = 31°40'57" (Δ = 31°41'24")  
R = 1,499.81' (R = 1,500.00')  
T = 425.57' (T = 425.73')  
L = 829.34' (L = 829.64')
- Ⓑ Δ = 31°26'05" (Δ = 31°26'34")  
R = 1,849.77' (R = 1,850.00')  
T = 520.55' (T = 520.76')  
L = 1,014.86' (L = 1,015.24')

**LINE DATA**

- ① N 89°19'00" W 1,651.05'
- ② N 89°19'00" W 471.39'  
[N 89°19'20" W 471.10']
- ③ N 31°01'42" W 433.01'  
(N 31°02'17" W 432.45')
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑥ N 82°28'03" W 266.59'

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998



TO W 1/4 CORNER  
SECTION 14

2,631.88' (N 00°13'48" E)

2,631.90' (N 00°24'17" E 1,061.36')

2,631.90' (N 00°24'17" E 1,061.36')

N 00°13'50" E 1,061.41'

N 00°24'22" E 1,061.41'

N 89°19'00" W 986.47'

N 89°21'15" W 957.36'

N 89°20'53" W 957.49'

T. 6S. R. 3W., S.B.M.  
SECTION 14

CITY OF  
MENIFEE

**SURVEYOR'S NOTES:**

(PARCEL MAP NO. 6476, PM 20/86-88)  
(PARCEL MAP NO. 32258, PM 222/6-7)  
(CALTRANS MAP NO. 421585 (204-959))  
(RAMP MAP NO. 81, FB 2051 S-4922))

- |||| INDICATES RESTRICTED ACCESS
- |||| INDICATES PREVIOUS ACCESS CONTROL

**21933-1**

139,710 SQ. FT.  
3.207 AC.

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998

DIRECTOR'S DEED  
INST. NO. 161714  
REC. 08/09/1978

APN 372-110-001

ROAD

S 07°31'57" W (R)

N 89°20'45" W (R)

P.O.C.  
CAL  
INTERSECTION

TO S 1/4 COR. SEC. 14

①

②

TO NE BNDY. LN. PM 222/6-7

MURRIETA CITY LIMITS / SECTION LINE

MENIFEE CITY LIMITS  
SECTION LINE

T.P.O.B.

SCOTT ROAD  
SECTION 23

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



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.: 21933-1

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 3

**EXHIBIT "B"**

08-RIV-215-MP15.50-15.80-21933 (21933-1)

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998

**CITY OF  
MENIFEE**

**RW INFORMATION:**

- 1 R/W PER O.R. BK. 1109, PG. 280, REC. 09/20/1949.
- 2 R/W PER INST. 26919, REC. 03/20/1969.
- 3 R/W PER INST. 222103, REC. 11/07/1977.
- 4 R/W PER INST. 172048, REC. 09/11/1981.

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998

**21933-1**

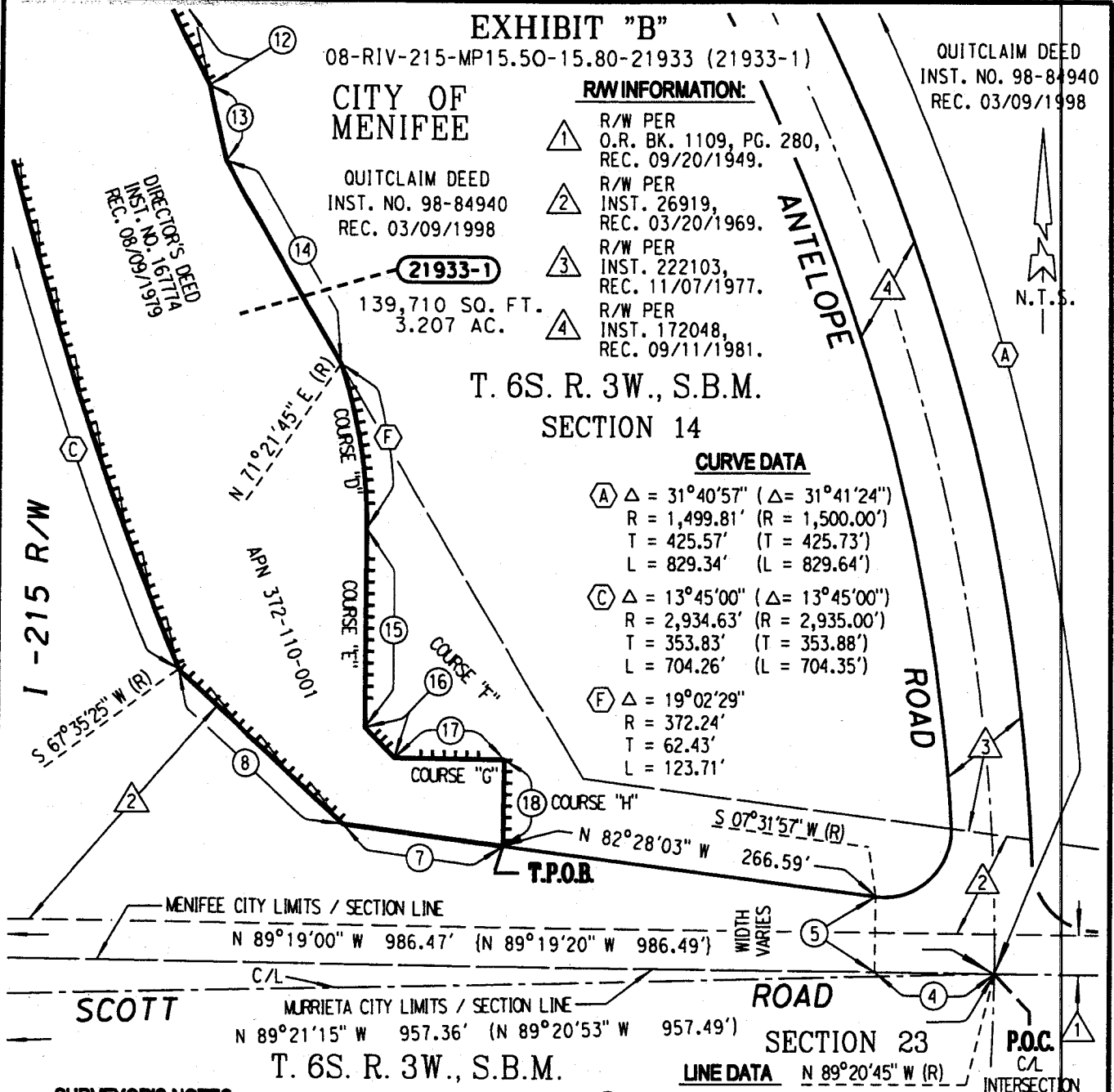
139,710 SQ. FT.  
3.207 AC.

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

SECTION 14

**CURVE DATA**

- A  $\Delta = 31^{\circ}40'57''$  ( $\Delta = 31^{\circ}41'24''$ )  
R = 1,499.81' (R = 1,500.00')  
T = 425.57' (T = 425.73')  
L = 829.34' (L = 829.64')
- C  $\Delta = 13^{\circ}45'00''$  ( $\Delta = 13^{\circ}45'00''$ )  
R = 2,934.63' (R = 2,935.00')  
T = 353.83' (T = 353.88')  
L = 704.26' (L = 704.35')
- F  $\Delta = 19^{\circ}02'29''$   
R = 372.24'  
T = 62.43'  
L = 123.71'



**SURVEYOR'S NOTES:**

- { PARCEL MAP NO. 6476, PM 20/86-88}
- { CALTRANS MAP NO. 421585 (204-959)}
- |||| INDICATES RESTRICTED ACCESS
- |||| INDICATES PREVIOUS ACCESS CONTROL

- 4 N 89°19'00" W 89.91'
- 5 N 00°41'00" E 55.61'
- 7 N 82°28'03" W 132.91'

- 8 N 47°10'26" W 167.92' (N 47°13'25" W 167.94')
- 12 S 27°18'47" E 245.65'
- 13 S 13°05'33" E 56.32'
- 14 S 30°30'51" E 171.51'
- 15 S 00°24'14" W 146.54'
- 16 S 44°28'20" E 31.50'
- 17 S 89°21'42" E 94.51'
- 18 S 00°38'18" W 65.88'



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  
MURRIETA**

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: **21933-1**

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, 20 13**

W.O. NO.: **B3-0689**

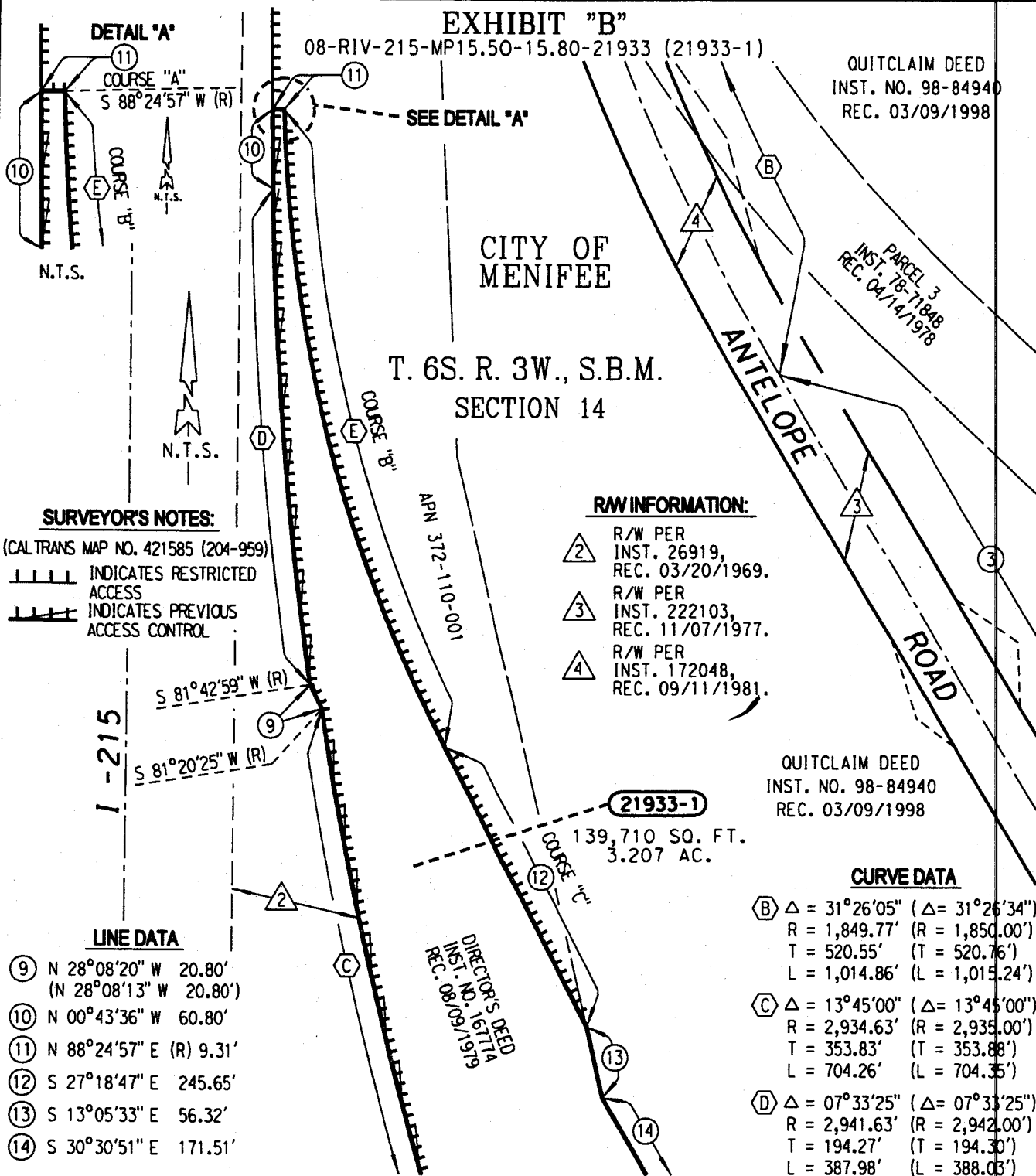
APPROVED BY: *Edward D. Hunt* DATE: **10-30-2013**

SHEET 2 OF 3

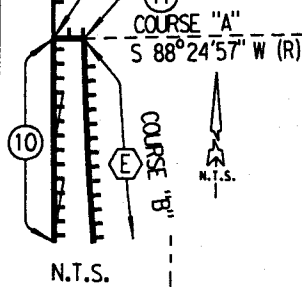
**EXHIBIT "B"**

08-RIV-215-MP15.50-15.80-21933 (21933-1)

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998



**DETAIL "A"**



SEE DETAIL "A"

CITY OF MENIFEE

T. 6S. R. 3W., S.B.M.  
SECTION 14

**SURVEYOR'S NOTES:**

(CALTRANS MAP NO. 421585 (204-959))

- INDICATES RESTRICTED ACCESS
- INDICATES PREVIOUS ACCESS CONTROL

**R/W INFORMATION:**

- R/W PER INST. 26919, REC. 03/20/1969.
- R/W PER INST. 222103, REC. 11/07/1977.
- R/W PER INST. 172048, REC. 09/11/1981.

I-215

S 81°42'59" W (R)  
S 81°20'25" W (R)

**21933-1**

139,710 SQ. FT.  
3.207 AC.

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998

**LINE DATA**

- ⑨ N 28°08'20" W 20.80'  
(N 28°08'13" W 20.80')
- ⑩ N 00°43'36" W 60.80'
- ⑪ N 88°24'57" E (R) 9.31'
- ⑫ S 27°18'47" E 245.65'
- ⑬ S 13°05'33" E 56.32'
- ⑭ S 30°30'51" E 171.51'

**CURVE DATA**

- ⓑ Δ = 31°26'05" (Δ = 31°26'34")  
R = 1,849.77' (R = 1,850.00')  
T = 520.55' (T = 520.76')  
L = 1,014.86' (L = 1,015.24')
- ⓒ Δ = 13°45'00" (Δ = 13°45'00")  
R = 2,934.63' (R = 2,935.00')  
T = 353.83' (T = 353.88')  
L = 704.26' (L = 704.35')
- ⓓ Δ = 07°33'25" (Δ = 07°33'25")  
R = 2,941.63' (R = 2,942.00')  
T = 194.27' (T = 194.30')  
L = 387.98' (L = 388.03')
- ⓔ Δ = 25°43'44"  
R = 1,150.00'  
T = 262.63'  
L = 516.41'

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.: 21933-1

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3

**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**

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, CURCI-TURNER COMPANY, LLC, a California limited liability company as to an undivided ¼ interest; VAL VISTA ESTATES, a California Corporation, as to an undivided ¼ interest; JOHN L. CURCI, Trustee of the John L. Curci Trust, established December 22, 1993, as to an undivided 1/4 interest; and as to the remaining undivided 1/4<sup>th</sup> interest as follows: JANIS L. ARENSEN, as Trustee of The Janis L. Arendsen Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, JOYCE L. UKROPINA, as Trustee of The Joyce L. Ukropina Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, and SCOTT R. CALDWELL, as Trustee of The Scott R. Caldwell Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest 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

MT:mr/090414/244TR/16.388

Project: I/215 / Scott Road Interchange  
Parcel: 0689-001A  
APN: 372-110-001 (portion)

GRANT DEED

CURCI-TURNER COMPANY, LLC, a California limited liability company as to an undivided ¼ interest; VAL VISTA ESTATES, a California Corporation, as to an undivided ¼ interest; JOHN L. CURCI, Trustee of the John L. Curci Trust, established December 22, 1993, as to an undivided 1/4 interest; and as to the remaining undivided 1/4<sup>th</sup> interest as follows: JANIS L. ARENSEN, as Trustee of The Janis L. Arendsen Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, JOYCE L. UKROPINA, as Trustee of The Joyce L. Ukropina Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, and SCOTT R. CALDWELL, as Trustee of The Scott R. Caldwell Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the County of Riverside, State of California, described as:

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 over and across courses "A" through "D." inclusive, hereinabove described.

**SIGNATURE OF RECORDED OWNER(S) MUST BE NOTARIZED**

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

CURCI-TURNER COMPANY, LLC, a California limited liability company as to an undivided 1/4 interest

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

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

Val Vista Estates, a California Corporation, as to an undivided 1/4 interest

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

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

JOHN L. CURCI, Trustee of the John L. Curci Trust, established December 22, 1993, as to an undivided 1/4 interest

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

JOHN L. CURCI, Trustee

And as to the remaining undivided 1/4<sup>th</sup> interest as follows:

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

JANIS L. ARENSEN, as Trustee of The Janis L. Arensen Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

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

JANIS L. ARENSEN, Trustee

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

JOYCE L. UKROPINA, as Trustee of The Joyce L. Ukropina Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

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

JOYCE L. UKROPINA, Trustee

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

SCOTT R. CALDWELL, as Trustee of The Scott R. Caldwell Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

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

SCOTT R. CALDWELL, Trustee

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-001A**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DIRECTOR'S DEED RECORDED AUGUST 9, 1979, AS INSTRUMENT NUMBER 167774, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 82°28'03" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 266.59 FEET;

(COURSE "A") THENCE N 00°38'18" E, A DISTANCE OF 65.88 FEET;

(COURSE "B") THENCE S 89°21'42" E, A DISTANCE OF 36.96 FEET TO THE EASTERLY LINE OF SAID INSTRUMENT NUMBER 167774;

(COURSE "C") THENCE S 30°30'51" E ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET TO AN ANGLE POINT THEREIN;

(COURSE "D") THENCE S 82°24'10" E CONTINUING ALONG THE EASTERLY LINE OF, BEING MORE SPECIFICALLY THE FINAL COURSE OF, SAID INSTRUMENT NUMBER 167774 (DESCRIBED THEREIN AS "SOUTH 82°23'56" EAST 277.55 FEET"), A DISTANCE OF 277.71 FEET TO THE MOST-EASTERLY CORNER OF SAID INSTRUMENT NUMBER 167774, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF N 89°06'56" E;

THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE **TRUE POINT OF BEGINNING**.

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-001A**

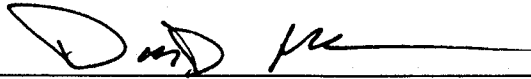
CONTAINING: 18,285 SQUARE FEET, OR 0.420 ACRES, MORE OR LESS.

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 "D", HEREINABOVE DESCRIBED.

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

SEE ATTACHED EXHIBIT "B"

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



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

9/3/2014



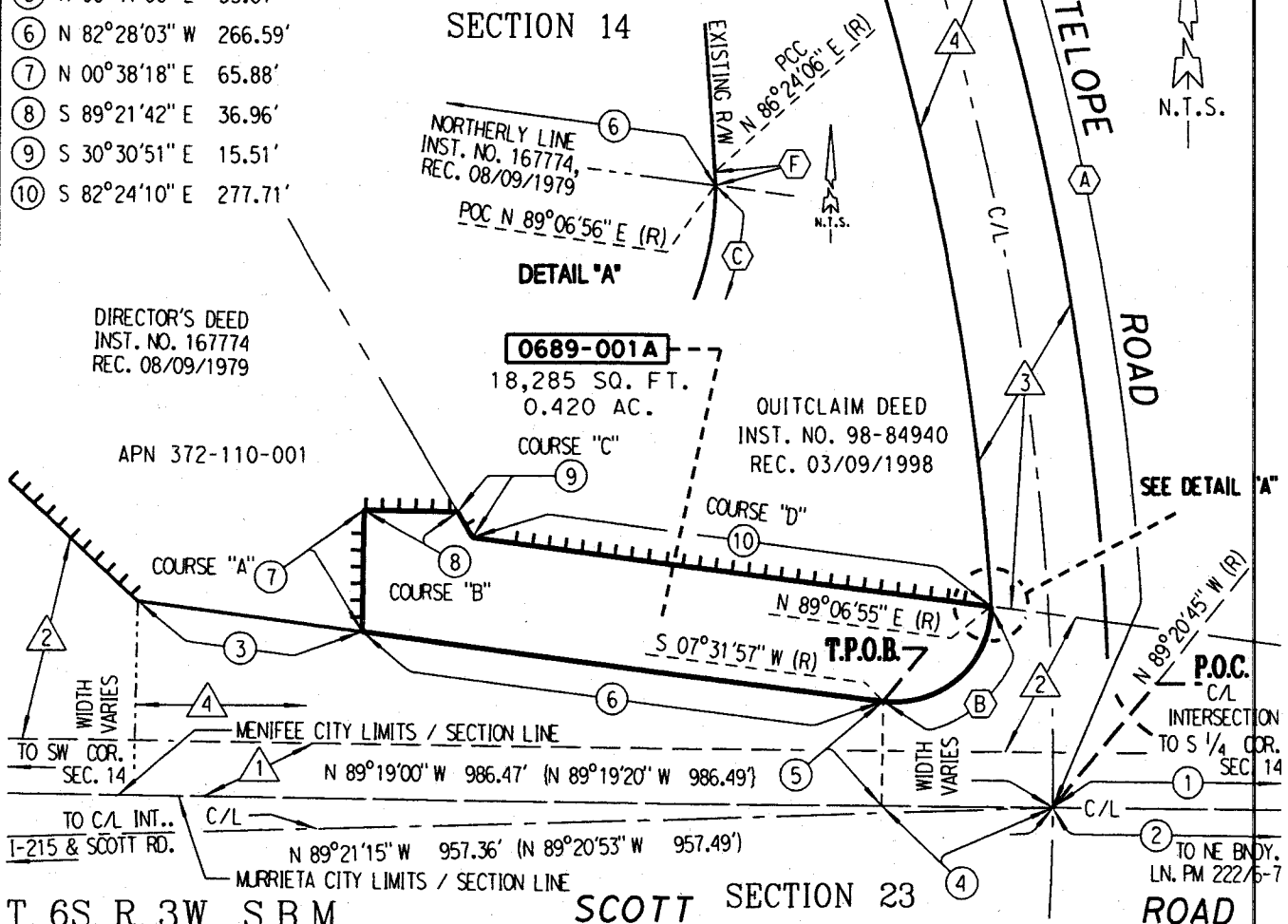


**LINE DATA**

- ① N 89°19'00" W 1,651.05'
- ② N 89°19'00" W 471.39'  
[N 89°19'20" W 471.10']
- ③ N 82°28'03" W 132.91'
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑥ N 82°28'03" W 266.59'
- ⑦ N 00°38'18" E 65.88'
- ⑧ S 89°21'42" E 36.96'
- ⑨ S 30°30'51" E 15.51'
- ⑩ S 82°24'10" E 277.71'

**EXHIBIT "B"**  
 08-RIV-215-MP15.50-21933 (0689-001A)  
**CITY OF MENIFEE**  
 T. 6S. R. 3W., S.B.M.  
**SECTION 14**

QUITCLAIM DEED  
 INST. NO. 98-84940  
 REC. 03/09/1998



DIRECTOR'S DEED  
 INST. NO. 167774  
 REC. 08/09/1979

**0689-001A**  
 18,285 SQ. FT.  
 0.420 AC.

QUITCLAIM DEED  
 INST. NO. 98-84940  
 REC. 03/09/1998

APN 372-110-001

WIDTH VARIES

WIDTH VARIES

MENIFEE CITY LIMITS / SECTION LINE

MURRIETA CITY LIMITS / SECTION LINE

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

SCOTT SECTION 23

ROAD

**CURVE DATA**

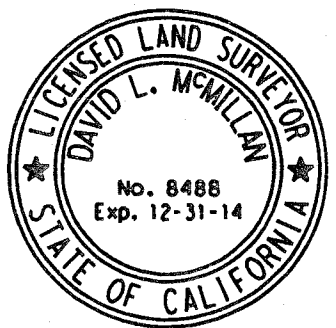
- (A) Δ = 31°40'57" (Δ = 31°41'24")  
 R = 1,499.81' (R = 1,500.00')  
 T = 425.57' (T = 425.73')  
 L = 829.34' (L = 829.64')
- (B) Δ = 98°25'01" (Δ = 98°44'34")  
 R = 49.99' (R = 50.00')  
 T = 57.93' (T = 58.28')  
 L = 85.87' (L = 86.17')

**PARCEL MAP NO. 30975**  
 PM 206/29-31 PARCEL 1  
**CITY OF MURRIETA**  
 SURVEYOR'S NOTES:  
 (PARCEL MAP NO. 6476, PM 20/86-88)  
 (PARCEL MAP NO. 32258, PM 222/6-7)  
 ((CALTRANS MAP NO. 421585 (204-959))  
 IIII INDICATES RESTRICTED ACCESS

**R/W INFORMATION:**

- ① R/W PER  
 O.R. BK. 1109, PG. 280,  
 REC. 09/20/1949.
- ② R/W PER  
 INST. 26919,  
 REC. 03/20/1969.
- ③ R/W PER  
 INST. 222103,  
 REC. 11/07/1977.
- ④ R/W PER  
 INST. 172048,  
 REC. 09/11/1981.

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.:	0689-001A
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	SEPTEMBER, 2014
W.O. NO.:	B3-0689
SHEET 1 OF 1	

APPROVED BY: *[Signature]* DATE: 9/3/14

Recorded at request of and return to:  
Economic Development Agency/  
Facilities Management  
Real Estate Division  
On behalf of the Transportation Department  
3403 10<sup>th</sup> Street, Suite 400  
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:mr/090414/244TR/17.151

(Space above this line reserved for Recorder's use)

Project: I/215 / Scott Road Interchange  
Parcel: 0689-001B  
APN: 372-110-001 (portion)

## GRANT DEED

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

CURCI-TURNER COMPANY, LLC, a California limited liability company as to an undivided ¼ interest; VAL VISTA ESTATES, a California Corporation, as to an undivided ¼ interest; JOHN L. CURCI, Trustee of the John L. Curci Trust, established December 22, 1993, as to an undivided 1/4 interest; and as to the remaining undivided 1/4<sup>th</sup> interest as follows: JANIS L. ARENDSSEN, as Trustee of The Janis L. Arendsen Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, JOYCE L. UKROPINA, as Trustee of The Joyce L. Ukropina Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, and SCOTT R. CALDWELL, as Trustee of The Scott R. Caldwell Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest,

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

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

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 and Interstate 215 over and across courses "A" through "D," hereinabove described.

It is mutually understood and agreed that a portions of the Grantor's remaining property is landlocked, and without direct access to said Interstate 215 or to any public or private road, and Grantors hereby relieve Grantee of any liability to provide access to the remaining landlocked property.

Project: I/215 / Scott Road Interchange  
Parcel: 0689-001B  
APN: 372-110-001 (portion)

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

CURCI-TURNER COMPANY, LLC, a California limited liability company as to an undivided ¼ interest

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

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

Val Vista Estates, a California Corporation, as to an undivided ¼ interest

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

Name: \_\_\_\_\_

Its: \_\_\_\_\_

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

JOHN L. CURCI, Trustee of the John L. Curci Trust, established December 22, 1993, as to an undivided ¼ interest

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

JOHN L. CURCI, Trustee

And as to the remaining undivided 1/4<sup>th</sup> interest as follows:

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

JANIS L. ARENSEN, as Trustee of The Janis L. Arensen Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

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

JANIS L. ARENSEN, Trustee

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

JOYCE L. UKROPINA, as Trustee of The Joyce L. Ukropina Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

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

JOYCE L. UKROPINA, Trustee

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

SCOTT R. CALDWELL, as Trustee of The Scott R. Caldwell Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest

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

SCOTT R. CALDWELL, Trustee

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-001B**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DIRECTOR'S DEED RECORDED AUGUST 9, 1979, AS INSTRUMENT NUMBER 167774, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SCOTT ROAD (VARIABLE NORTHERLY HALF-WIDTH) AND THE CENTERLINE OF ANTELOPE ROAD (30.00 FOOT WESTERLY HALF-WIDTH), BEING A POINT ON THE SOUTH LINE OF SAID SECTION 14, AS SHOWN BY CALTRANS MONUMENTATION MAP NUMBER 421585, ON FILE IN BOOK 204, PAGES 957 THROUGH 969, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID RIVERSIDE COUNTY;

THENCE LEAVING SAID CENTERLINES N 89°19'00" W ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 89.91 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 55.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 07°31'57" W;

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE MOST EASTERLY CORNER OF SAID INSTRUMENT NUMBER 167774;

THENCE N 82°24'10" W ALONG THE EASTERLY LINE OF, BEING MORE SPECIFICALLY THE FINAL COURSE OF, SAID INSTRUMENT NUMBER 167774 (DESCRIBED THEREIN AS "SOUTH 82°23'56" EAST 277.55 FEET"), A DISTANCE OF 277.71 FEET TO AN ANGLE POINT IN THEREIN;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET TO THE **TRUE POINT OF BEGINNING**;

(COURSE "A") THENCE LEAVING SAID EASTERLY LINE N 89°21'42" W, A DISTANCE OF 131.57 FEET;

(COURSE "B") THENCE N 44°28'20" W, A DISTANCE OF 31.60 FEET;

(COURSE "C") THENCE N 00°24'14" E, A DISTANCE OF 146.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 372.24 FEET;

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-001B**

(COURSE "D") THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 19°02'29", AN ARC DISTANCE OF 123.71 FEET TO A POINT IN SAID EASTERLY LINE;

THENCE S 30°30'51" E ALONG SAID EASTERLY LINE, A DISTANCE OF 339.10 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING: 19,937 SQUARE FEET, OR 0.458 ACRES, MORE OR LESS.

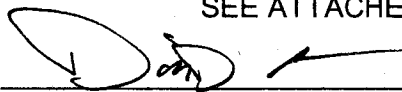
THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SCOTT ROAD AND INTERSTATE 215 OVER AND ACROSS COURSES "A" THROUGH "D", HEREINABOVE DESCRIBED.

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT A PORTION OF THE GRANTOR'S REMAINING PROPERTY IS LANDLOCKED, AND WITHOUT DIRECT ACCESS TO SAID SCOTT ROAD OR TO ANY PUBLIC OR PRIVATE 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 SHOWN BY 1.000125036 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

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



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

9/3/2014



**LINE DATA**

- ① N 89°19'00" W 1,651.05'
- ② N 89°19'00" W 471.39'  
[N 89°19'20" W 471.10']
- ③ N 31°01'42" W 433.01'  
(N 31°02'17" W 432.45')
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑥ N 82°24'10" W 277.71'
- ⑦ N 30°30'51" W 15.51'
- ⑧ N 89°21'42" W 131.57'
- ⑨ N 44°28'20" W 31.60'
- ⑩ N 00°24'14" E 146.54'

N.T.S.

**SURVEYOR'S NOTES:**

(PARCEL MAP NO. 6476, PM 20/86-88)  
(PARCEL MAP NO. 32258, PM 222/6-7)  
(CALTRANS MAP NO. 421585 (204-959))

||||| INDICATES RESTRICTED ACCESS

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

SECTION 14

DETAIL "A"

NORTHERLY LINE  
INST. NO. 167774,  
REC. 08/09/1979

DIRECTOR'S DEED  
INST. NO. 161114  
REC. 08/06/1979

POC N 89°06'56" E (R)

CITY OF MENIFEE

S 30°30'51" E 228.05'

QUITCLAIM DEED  
INST. NO. 98-84940  
REC. 03/09/1998

SEE DETAIL "A"  
T.P.O.B.

APN 372-110-001  
S 07°31'57" W (R)

MENIFEE CITY LIMITS  
SECTION LINE  
TO SW COR. SEC. 14

N 89°19'00" W 986.47' (N 89°19'20" W 986.49')

TO C/L INT. SCOTT ROAD & I-215  
N 89°21'15" W 957.36' (N 89°20'53" W 957.49')

T. 6S. R. 3W., S.B.M. SCOTT SECTION 23

**EXHIBIT "B"**

08-RIV-215-MP15.50-15.60-21933 (0689-001B)

**CURVE DATA**

- (A) Δ = 31°40'57" (Δ = 31°41'24")  
R = 1,499.81' (R = 1,500.00')  
T = 425.57' (T = 425.73')  
L = 829.34' (L = 829.64')
- (B) Δ = 31°26'05" (Δ = 31°26'34")  
R = 1,849.77' (R = 1,850.00')  
T = 520.55' (T = 520.76')  
L = 1,014.86' (L = 1,015.24')
- (C) Δ = 98°25'01" (Δ = 98°44'34")  
R = 49.99' (R = 50.00')  
T = 57.94' (T = 58.28')  
L = 85.87' (L = 86.17')
- (D) Δ = 19°02'29"  
R = 372.24'  
T = 62.43'  
L = 123.71'
- (E) Δ = 02°42'50" (Δ = 02°23'17")  
R = 49.99' (R = 50.00')  
T = 1.18' (T = 1.04')  
L = 2.37' (L = 2.08')

**R/W INFORMATION:**

- ① R/W PER O.R. BK. 1109, PG. 280, REC. 09/20/1949
- ② R/W PER INST. 26919, REC. 03/20/1969
- ③ R/W PER INST. 222103, REC. 11/07/1977
- ④ R/W PER INST. 172048, REC. 09/11/1981

N 89°20'45" W (R)

P.O.C.

C/L INTERSECTION

TO S 1/4 COR. SEC. 14

TO NE BNDY. LN. PM 222/6-7

CITY OF MURRIETA



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.: 0689-001B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: SEPTEMBER, 2014

W.O. NO.: B3-0689

SHEET 1 OF 1

APPROVED BY: *[Signature]*

DATE: 9/3/14

Project: I/215 / Scott Road Interchange  
Parcel: 0689-001B  
APN: 372-110-001 (portion)

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

THIS IS TO CERTIFY that the interest in real property conveyed by the grant deed dated \_\_\_\_\_, from CURCI-TURNER COMPANY, LLC, a California limited liability company as to an undivided ¼ interest; VAL VISTA ESTATES, a California Corporation, as to an undivided ¼ interest; JOHN L. CURCI, Trustee of the John L. Curci Trust, established December 22, 1993, as to an undivided 1/4 interest; and as to the remaining undivided 1/4<sup>th</sup> interest as follows: JANIS L. ARENSEN, as Trustee of The Janis L. Arendsen Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, JOYCE L. UKROPINA, as Trustee of The Joyce L. Ukropina Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, and SCOTT R. CALDWELL, as Trustee of The Scott R. Caldwell Irrevocable Trust dated August 27, 2011, as to an undivided one-third (1/3) tenant-in-common interest, 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

By: \_\_\_\_\_, Deputy  
Juan C. Perez  
Director of Transportation