

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

432



**FROM:** Economic Development Agency and Transportation Department

**SUBMITTAL DATE:**  
October 7, 2015

**SUBJECT:** Approval of Right-of-Way Acquisition Agreements for the Scott Road/I215 Interchange Project, Portions of Assessor's Parcel Numbers 372-110-002 and 371-110-003, Adopt Resolution No. 2015-093 Making Responsible Agency California Environmental Quality Act (CEQA) Findings, District 5; [\$1,292,331] Local Government, City of Menifee-100%

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

1. Adopt Resolution No. 2015-093 Making Responsible Agency CEQA Findings;
2. Approve the attached Right-of-Way Acquisition Agreement between the County of Riverside and SFU Investments, Limited Partnership for acquisition of fee and slope easement interests in real property identified as Parcel 21934-1 in favor of Caltrans; and Parcels 0689-002A and 0689-002B in favor of the City of Menifee, all located within a portion of land with Assessor's Parcel Number 372-110-002 and authorize the Chairman of the Board to execute this Agreement on behalf of the County;

(Continued)

Juan C. Perez, Director of  
Transportation and Land  
Management

Robert Field  
Assistant County Executive Officer/EDA

| FINANCIAL DATA  | Current Fiscal Year: | Next Fiscal Year: | Total Cost:  | Ongoing Cost: | POLICY/CONSENT<br>(Per Exec. Office)  |
|-----------------|----------------------|-------------------|--------------|---------------|---|
| COST            | \$ 1,292,331         | \$ 0              | \$ 1,292,331 | \$ 0          | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |
| NET COUNTY COST | \$ 0                 | \$ 0              | \$ 0         | \$ 0          |   |

**SOURCE OF FUNDS:** Local Government, City of Menifee – 100%  
Budget Adjustment: No  
For Fiscal Year: 2015/16

**C.E.O. RECOMMENDATION:**  
APPROVE  
BY: Rohini Dasika  
Rohini Dasika  
County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Benoit  
Nays: None  
Absent: Ashley  
Date: October 20, 2015  
xc: EDA, Transp., Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By: [Signature]  
Deputy

Prev. Agn. Ref.: 12/10/13, Item 3-33 | District: 5 | Agenda Number:

**3-12**

FORM APPROVED COUNTY COUNSEL 8/3/15 DATE  
 BY: GREGORY P. PRIAMOS  
 FISCAL PROCEDURES APPROVED PAU-ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: Susana Garcia-Bocanegra

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Approval of Right-of-Way Acquisition Agreements for the Scott Road/I215 Interchange Project, Portions of Assessor's Parcel Numbers 372-110-002 and 371-110-003, Adopt Resolution No. 2015-093 Making Responsible Agency California Environmental Quality Act (CEQA) Findings, District 5; [\$1,292,331] Local Government, City of Menifee-100%

**DATE:** October 7, 2015

**PAGE:** 2 of 4

**RECOMMENDED MOTION:** (Continued)

3. Approve the attached Right of Way Acquisition Agreement between the County of Riverside and SFU Investments, Limited Partnership for acquisition of fee, slope and drainage easement interests in real property identified as Parcels 0689-003A, 0689-003B, 0689-003C, and 0689-003D in favor of the City of Menifee, all located within a portion of land with Assessor's Parcel Number 372-110-003 and authorize the Chairman of the Board to execute this Agreement 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 both transactions;
5. Authorize and allocate the purchase amount of \$504,453 to acquire Parcels 21934-1, 0689-002A and 0689-002B, all located within a portion of Assessor's Parcel Number 372-110-002;
6. Authorize and allocate the purchase amount of \$694,278 to acquire Parcels 0689-003A, 0689-003B, 0689-003C, and 0689-003D, all located within a portion of Assessor's Parcel Number 372-110-003;
7. Authorize reimbursement to EDA-Real Estate in the amount not-to-exceed \$93,600 for due diligence and staff expenses; and
8. Direct the Clerk of the Board to file the Notice of Determination with the County Clerk within five days of approval by the Board.

**BACKGROUND:**

**Summary:**

The County of Riverside (County), pursuant to certain cooperative agreements, one with the State of California, acting by and through its Department of Transportation (Caltrans) and one with the City of Menifee and City of Murrieta, is responsible for acquiring right-of-way and property interests on behalf of Caltrans and the City of Menifee for the Scott Road/I215 Interchange Project (Interchange Project) for the purpose of constructing, maintaining and operating state highway and local roadway improvements to improve the traffic flow along Scott Road and for access to and from the freeway in the area of the Scott Road/I-215 Interchange. As part of the Interchange Improvement Project, the Riverside County Transportation Department (RCTD) has agreed to acquire the necessary right-of-way and manage the construction 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. The subject properties are outlined in black on the Area Map identified as Attachment 1.

Upon completion of the Interchange Project construction, the City of Menifee will assume all the rights and responsibilities associated with the ownership, operation and maintenance of the road improvements made within the City of Menifee's right-of-way and under its jurisdiction.

Pursuant to the California Environmental Quality Act, the State of California Department of Transportation, District 8 (Caltrans), as lead agency, prepared an Initial Study and adopted a Mitigated Negative Declaration (MND) and made a National Environmental Policy Act (NEPA) Categorical Exclusion Determination under Section 6005 of 23 U.S.C. 327 and approved the Interchange Project on December 2, 2010. An Addendum to the MND was prepared and considered and a NEPA/CEQA Re-Validation Conclusion Form was approved on November 29, 2012 by Caltrans whereby only minor technical changes or additions to the Road Project deemed necessary were made to the previously adopted MND and NEPA determination.

(Continued)

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Approval of Right-of-Way Acquisition Agreements for the Scott Road/I215 Interchange Project, Portions of Assessor's Parcel Numbers 372-110-002 and 371-110-003, Adopt Resolution No. 2015-093 Making Responsible Agency California Environmental Quality Act (CEQA) Findings, District 5; [\$1,292,331] Local Government, City of Menifee-100%  
**DATE:** October 7, 2015  
**PAGE:** 3 of 4

**BACKGROUND:**

**Summary:** (Continued)

The County has limited approval and implementing authority over the Interchange Project and thus serves only as a responsible agency for the Interchange Project pursuant to the requirements of CEQA. County Staff recommends the adoption of Resolution No. 2015-093 to make the requisite responsible agency CEQA findings for the limited approvals associated with the Interchange Project and approval of the Right-of-Way Acquisition Agreements.

The Economic Development Agency (EDA) has negotiated a settlement of just compensation of the acquisition of the real property interests described herein (ROW Property) for the purchase price of \$504,453, located on a portion of Assessor's Parcel Number 372-110-002) and the purchase price of \$694,278, located on a portion of Assessor's Parcel Number 372-110-003, both from SFU Investments Limited Partnership (SFU). See Attachment 2 for a Site Map of the subject properties. There are not-to-exceed costs of \$93,600 associated with these transactions.

SFU will convey a fee interest via a Grant Deed in favor of Caltrans for Parcel No. 21934-1 and a fee interest via Grant Deed in favor of the City of Menifee for Parcel No. 0689-002A; convey a slope easement interest via an Easement Deed in favor of the City of Menifee referenced as Parcel No. 0689-002B, all located within a portion of land with Assessor's Parcel Number 372-110-002. In addition, SFU will convey a fee interest via Grant Deed in favor of the City of Menifee for Parcel No. 0689-003A, convey slope easement interests via an Easement Deed in favor of the City of Menifee for Parcel Nos. 0689-003B and 0689-003C, and convey a drainage easement interest via an Easement Deed in favor of the City of Menifee referenced as Parcel No. 0689-003D, all located within a portion of Assessor's Parcel Number 372-110-003.

Resolution No. 2015-093 and the Right-of-Way Acquisition Agreements have been approved as to legal form by County Counsel.

**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.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of a portion of Assessor's Parcel Numbers 372-110-002 and 372-110-003:

|   |                    |
|---|--------------------|
| Right-of-Way Acquisition  | \$1,198,731        |
| Estimated Title and Escrow Charges  | 5,000              |
| Preliminary Title Report  | 2,000              |
| County Appraisals   | 54,600             |
| Owner Appraisal (Optional) per California Code of Civil Procedures Section 1263.025 | 0                  |
| EDA Real Property Staff Time (including County Counsel Staff Time)                  | 32,000             |
| <b>Total Estimated Acquisition Costs (Not-to-Exceed)</b>                            | <b>\$1,292,331</b> |

(Continued)

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**FORM 11:** Approval of Right-of-Way Acquisition Agreements for the Scott Road/I215 Interchange Project, Portions of Assessor's Parcel Numbers 372-110-002 and 371-110-003, Adopt Resolution No. 2015-093 Making Responsible Agency California Environmental Quality Act (CEQA) Findings, District 5; [\$1,292,331] Local Government, City of Menifee-100%  
**DATE:** October 7, 2015  
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**SUPPLEMENTAL:**

**Additional Fiscal Information** (Continued)

These transaction costs included the 1) need to obtain, besides the original appraisal report, several updated appraisal reports in order to present an offer of just compensation to the owner based on a current fair market value appraisal report as well as 2) staff time to allow for the negotiation process as well as coordination and preparation of necessary documents to complete the transaction.

All costs associated with the acquisition of these properties are fully funded by the City of Menifee. No net county costs will be incurred as a result of this transaction. These charges are estimated only and only actual amounts will be charged to the Project.

Attachments:

Attachment 1 – Area Map

Attachment 2 – Site Maps (2)

Resolution No. 2015-093

(APN 372-110-002 with legal descriptions and plat maps also referenced as Parcel Nos. 0689-003A, 0689-003B, 0689-003C, and 0689-003D)

(APN 372-110-003 with legal descriptions and plat maps also referenced as Parcel Nos. 21934-1, 0689-002A, and 0689-002B)

Right-of-Way Acquisition Agreement—APN 372-110-002 with exhibits (4)

Right-of-Way Acquisition Agreement—APN 372-110-003 with exhibits (4)

Notice of Determination



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

10/21/15  
Date

kb  
Initial



### NOTICE OF DETERMINATION COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT

EA No. 0A0200 (State Project Number)

SCH# 2010061012

**PROJECT NAME: Scott Road Interchange at I-215 – Right of Way Acquisition, Construction, Utility, Slope & Drainage Easements – multiple parcels**

DESCRIPTION AND LOCATION: The County of Riverside (County) proposes to enter into right of way acquisition, construction, utility, slope and drainage easement agreements for all or a portion of several parcels, for the Scott Road Interchange at I-215 Project (Project), which is located within State right of way and the Cities of Menifee and Murrieta. The Project is a proposed modification of the existing interchange. Property acquisition within the Cities of Menifee and Murrieta is necessary in order to construct the Interchange improvements that are a part of the Supplemental Project Report and the Mitigated Negative Declaration (MND) and Categorical Exclusion (CE) prepared by Caltrans for the Project.

On December 2, 2010, Caltrans, as lead agency, adopted a MND under CEQA and a CE under NEPA for the Project. On November 29, 2012, Caltrans issued a NEPA/CEQA Revalidation/Addendum for minor additions to the Project. The documents may be examined, along with the administrative record, at the Transportation Department, 4080 Lemon St., 8<sup>th</sup> floor, Riverside, CA, 92501.

1. The Project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
3. A Categorical Exclusion was prepared for this Project pursuant to the provisions of NEPA.
4. An Environmental Commitments Record/Mitigation Monitoring Reporting Plan was adopted.
5. The County is a responsible agency under CEQA for the Project, and the County has considered the information contained in the earlier MND/CE (EA 0A0200)(SCH 2010061012) and Revalidation/Addendum dated November 29, 2012 (collectively referred to hereinafter as the "Documents") and determined that the Documents contain a complete, objective and accurate reporting of potential environmental impacts.
6. The County concurs with the environmental findings adopted by the lead agency.
7. The County finds that the acquisition of road right of way, construction, utility, slope and drainage easement interests in real property is within the scope of the Documents.
8. Acquisition of the easement interests in real property is an implementing action in furtherance of the Scott Road Interchange at I-215 Project and is consistent with the characteristics evaluated in the Documents.

Russell Williams Title Environmental Manager Date 7/28/15  
Russell Williams

Juan C. Perez Title Director of Transportation Date 9/22/15  
Juan C. Perez

**HEARING BODY OR OFFICER**

XX Board of Supervisors  
\_\_\_\_ Planning Commission

**ACTION ON PROJECT**

X Approval  
\_\_\_\_ Disapproval

Date: 10/20/15

*[Handwritten Signature]*

Verifying:

Board Assistant

Title:

10/20/15

Date:

**For County Clerk Use**

1 **BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

2 **RESOLUTION NO. 2015-093**

3 MAKING RESPONSIBLE AGENCY FINDINGS PURSUANT TO THE CALIFORNIA  
4 ENVIRONMENTAL QUALITY ACT, ADOPTING A MITIGATION MONITORING AND  
5 REPORTING PROGRAM, AND ISSUING CERTAIN LIMITED APPROVALS FOR THE SCOTT  
6 ROAD/I215 INTERCHANGE PROJECT BY AUTHORIZING THE PURCHASE OF FEE AND  
7 EASEMENT INTERESTS IN REAL PROPERTY  
8 LOCATED IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
9 PORTIONS OF ASSESSOR'S PARCEL NUMBERS 372-110-002 and 372-110-003

10 WHEREAS, the County of Riverside ("County"), pursuant to certain cooperative agreements, one  
11 with the State of California, acting by and through its Department of Transportation ("CalTrans") and one  
12 with the City of Meniffee and City of Murrieta, is responsible for acquiring right of way and property  
13 interests on behalf of CalTrans and the City of Meniffee for the Scott Road/I215 Interchange Project ("Road  
14 Project") for the purpose of designing, constructing, maintaining and operating state highway and local  
15 roadway improvements to improve the traffic flow along Scott Road and for access to and from the  
16 freeway in the area of Scott Road/I-215 Interchange; and

17 WHEREAS, the County desires to purchase from the SFU Investments, Limited Partnership  
18 ("Seller") and the Seller desires to sell to the County fee and easement interests over certain real property  
19 owned by Seller, located in the City of Meniffee, County of Riverside, State of California, consisting of a  
20 fee interest of approximately 1.492 acres of land, a slope easement interest of approximately 0.51 acres  
21 over land, and a drainage easement interest of approximately 0.015 acres over land, all with Assessor's  
22 Parcel Number 372-110-003, also referenced as Parcel Nos. 0689-003A, 0689-003B, 0689-003C and 0689-  
23 003D ("Property"), more particularly described and depicted on Attachment "A", attached hereto and by  
24 this reference incorporated herein ("Acquisition Project"); and

25 WHEREAS, the County desires to purchase from the SFU Investments, Limited Partnership  
26 ("Seller") and the Seller desires to sell to the County fee and easement interests over certain real property  
27 owned by Seller, located in the City of Meniffee, County of Riverside, State of California, consisting of a  
28 fee interest of approximately 0.042 acres of land identified as Parcel No. 21934-1 in favor of CalTrans, a  
fee interest of approximately 0.699 acres over land identified as Parcel No. 0689-002A in favor of the City

FORM APPROVED COUNTY COUNSEL  
BY: *Sybil M. Gunzel* DATE: 7-31-15  
SYBIL M. GUNZEL

1 of Menifee, and a slope easement interest of approximately 0.099 acres over land identified as Parcel No.  
2 0689-002B in favor of the City of Menifee, all over portions of land with Assessor's Parcel Number 372-  
3 110-003, ("Property"), more particularly described and depicted on Attachment "B", attached hereto and by  
4 this reference incorporated herein ("Acquisition Project"); and

5 WHEREAS, the County has been asked to issue certain limited approvals for the Road Project, specifically  
6 including authorizing the purchase of the aforementioned fee and easement interests in real property  
7 located in the City of Menifee, County of Riverside, State of California for state highway and local  
8 roadway improvement purposes; hereinafter may be collectively referred to as the "Project"; and  
9 WHEREAS, the County has more limited approval and implementing authority over the Project and thus  
10 serves only as a responsible agency for the Project pursuant to the requirements of CEQA; and

11 WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code Section  
12 21000 et seq.) and CEQA Guidelines (14 Cal Code of Regulations Section 15000 et seq.) ("CEQA") a  
13 Mitigated Negative Declaration ("MND") for the Project were prepared and adopted by CalTrans, acting as  
14 the CEQA lead agency, and made a NEPA Categorical Exclusion Determination under Section 6005 of 23  
15 U.S.C. 327 was made by CalTrans, as the NEPA lead agency, based on an examination of the Project and  
16 supporting information on December 2, 2010; and

17 WHEREAS, CalTrans as lead agency determined that the Project would not have any impacts on  
18 land use and planning, recreation, public services and mineral resources; would have less than significant  
19 impacts on population and housing; and would have less than significant impacts on transportation/traffic,  
20 aesthetics, hydrology and water quality, geology and soils, cultural resources, hazards and hazardous  
21 materials, air quality, noise, biological resources, or mandatory findings of significance, because the certain  
22 mitigation and minimization measures described in the Mitigated Negative Declaration would reduce  
23 potential effects to insignificance; and

24 WHEREAS, the lead agency reviewed and considered the Mitigated Negative Declaration, Initial  
25 Study, mitigation measures and a Mitigation Reporting and Monitoring Plan, the Project, support  
26 documentation, with all comments received and adopted the Mitigated Negative Declaration and the  
27 Mitigation Reporting and Monitoring Plan, and approved the Project; and



1 WHEREAS, on November 29, 2012, CalTrans prepared and considered an addendum to the MND  
2 and Re-Validated the NEPA Categorical Exclusion Determination whereby CalTrans made only minor  
3 technical changes or additions to the Project that were deemed necessary to the previously adopted MND  
4 and Categorical Exclusion Determination; and

5 WHEREAS, the Board of Supervisors of the County of Riverside, acting as a responsible agency,  
6 has verified that the adopted MND, including the addendum, adequately analyzes the potential  
7 environmental impacts associated with the County's limited role as a responsible agency in the  
8 implementation of the Project; and

9 WHEREAS, all the aforementioned federal and state environmental documents and associated  
10 materials, including the MND, Initial Study, Surveys and Reports, Addendum, Mitigation Monitoring and  
11 Reporting Program, supporting documentation, and NEPA Categorical Exclusion Determination will  
12 hereinafter collectively be referred to as the "Documents", and the Documents taken together, thoroughly  
13 address the environmental effects of the Acquisition Project; and

14 WHEREAS, pursuant to CEQA, the County is acting as a responsible agency for considering the  
15 Documents determined to be adequate and adopted by CalTrans; and

16 WHEREAS, the Acquisition project is a project within the Road Project and was analyzed in the  
17 Documents, which included parcels known as Assessor's Parcel Numbers 372-110-002, 372-110-003, 372-  
18 110-001, 388-010-034, 388-010-033, 388-010-025, 388-010-002, 384-180-003, 384-180-002, 384-180-  
19 038, 384-180-039, 360-390-017, 360-390-011, and 360-390-016, as shown on Attachment "C"; and

20 WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred;

21 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of  
22 Supervisors of the County of Riverside ("Board"), assembled in regular session on or after October 20,  
23 2015, at or after 9:00 a.m., in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the  
24 County Administrative Center, 4080 Lemon Street, Riverside, California, based upon the evidence and  
25 testimony presented on the matter, both written and oral, including the Documents, as it relates to the  
26 Acquisition Project, that:

27 1. Incorporation of Recitals. The above recitations constitute findings of the Board with  
28 respect to the Project and are incorporated herein.

1           2.     Consideration of the MND, Addendum and Adoption of Findings Regarding CEQA  
2 Compliance. As the decision-making body for the County, and in the County's limited role as a  
3 responsible agency under CEQA, the County has received, reviewed, and considered the information  
4 contained in the Documents for the Project, any comment letters, and other related documents. The  
5 Acquisition Project is within the scope of the Documents, and taken together, the environmental effects of  
6 the Project have been adequately addressed in the Documents. Based on this review, the County finds that,  
7 as to those potential environmental impacts within the County's powers and authorities as responsible  
8 agency, that the Documents for the Acquisition Project contains a complete, objective, and accurate  
9 reporting of those potential impacts and reflects the independent judgment and analysis of the County.

10           3.     CEQA Findings on Environmental Impacts. In its limited role as a responsible agency  
11 under CEQA, the County finds that there are no feasible alternatives to the Project which would avoid or  
12 substantially lessen the Project's potentially significant environmental impacts but still achieve most of the  
13 Project's objectives. The County further finds that the mitigation measures imposed by the lead agency are  
14 sufficient to reduce all potentially significant impacts to a level of less than significant except as described  
15 in the Documents. As such, the County concurs with the environmental findings adopted by the lead  
16 agency, which can be found in the Office of the Riverside County Transportation Department located at  
17 3525 14<sup>th</sup> Street, Riverside, CA 92501 and therefore the County adopts those findings as its own and  
18 incorporates them herein.

19           4.     Adoption of Mitigation Monitoring and Reporting Program. The County hereby approves  
20 and adopts the Mitigation Monitoring and Reporting Program as it relates to the Acquisition Project which  
21 was prepared for the Project and approved by the lead agency, which is attached to the written findings  
22 adopted by the lead agency which can be found in the Office of the Riverside County Transportation  
23 Department located at 3525 14<sup>th</sup> Street, Riverside, CA 92501 and the County adopts those findings at its  
24 own and incorporates them herein.

25           BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that, as required by State  
26 CEQA Guidelines section 15096 and in its limited role as responsible agency under CEQA, the Board  
27 hereby approves the Acquisition Project.  
28

1 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by a four-fifths vote of the  
2 Board authorizes the purchase of the Property (a portion of Assessor's Parcel Number 372-110-003) for a  
3 purchase price of Six Hundred Ninety Four Thousand Two Hundred and Seventy Eight Even Dollars  
4 (\$694,278.00), plus transaction costs, escrow and closing fees in an amount not to exceed Forty Six  
5 Thousand and Eight Hundred Even Dollars (\$46,800), from the Buyer.

6 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by a four-fifths vote of the  
7 Board authorizes the purchase of the Property (a portion of Assessor's Parcel Number 372-110-002) for a  
8 purchase price of Five Hundred Four Thousand Four Hundred and Fifty Three Even Dollars (\$504,453.00)  
9 plus transaction costs, escrow and closing fees in an amount not to exceed Forty Six Thousand and Eight  
10 Hundred Even Dollars (\$46,800), from the Buyer.

11 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board hereby directs  
12 the Clerk of the Board to file a Notice of Determination with the Riverside County Clerk and also with the  
13 Governor's Office of Planning and Research within five (5) working days of the approval of the Project.

14 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the documents and  
15 materials that constitute the record of proceedings on which these findings are based are located at the  
16 offices of the Clerk of the Board of Supervisors for the County at 4080 Lemon St., 1<sup>st</sup> Floor, Riverside, CA  
17 92501 and the County Transportation Office, 3525 14<sup>th</sup> Street, Riverside, CA 92501.

18 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board  
19 shall sign this Resolution to attest and certify to the passage and adoption thereof.

20 ROLL CALL:

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

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

26 KECIA HARPER-IHEM, Clerk of said Board

27 By 

Deputy

28 SV:ra/092115/244TR/17.499 S:\Real Property\TYPING\Docs-17.000 to 17.499\17.499.doc

**ATTACHMENT A**

Legal Descriptions and Plat Maps

0689-003A, 0689-003B, 0689-003C, and 0689-003D

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-003A**

BEING A PORTION OF "PARCEL 3", "PARCEL 4", AND "PARCEL 7" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998, AS INSTRUMENT NUMBER 084940, 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 EASTERLY 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 S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W AND THE **TRUE POINT OF BEGINNING**;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 28°42'00", AN ARC DISTANCE OF 766.30 FEET;

THENCE N 31°01'42" W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.93 FEET;

(COURSE "A") THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S 34°27'21" E, A DISTANCE OF 139.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 289.00 FEET;

(COURSE "B") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'32", AN ARC DISTANCE OF 16.19 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,122.16 FEET AND AN INITIAL RADIAL BEARING OF N 52°20'07" E;

(COURSE "C") THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 06°38'11", AN ARC DISTANCE OF 245.80 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF S 58°58'18" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "D") THENCE SOUTHEASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 22°55'11", AN ARC DISTANCE OF 621.56 FEET;

(COURSE "E") THENCE N 81°53'29" E ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION (CONTINUED)**  
**0689-003A**

BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,557.81 FEET AND AN INITIAL RADIAL BEARING OF N 81°53'29" E, BEING CONCENTRIC WITH AND DISTANT 57.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "F") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°07'52", AN ARC DISTANCE OF 57.94 FEET;

(COURSE "G") THENCE S 84°01'21" W ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF N 84°01'21" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "H") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°18'50", AN ARC DISTANCE OF 35.63 FEET;

(COURSE "I") THENCE S 43°20'31" E, A DISTANCE OF 39.17 FEET;

(COURSE "J") THENCE S 89°21'42" E, A DISTANCE OF 23.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,477.00 FEET;

(COURSE "K") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'07", AN ARC DISTANCE OF 191.75 FEET;

(COURSE "L") THENCE S 84°55'35" E, A DISTANCE OF 163.35 FEET;

(COURSE "M") THENCE S 05°04'25" W ALONG A RADIAL LINE, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 280.50 FEET AND AN INITIAL RADIAL BEARING OF N 05°04'25" E;

(COURSE "N") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 89.65 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 274.50 FEET AND AN INITIAL RADIAL BEARING OF S 23°23'08" W;

(COURSE "O") THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 87.73 FEET;

(COURSE "P") THENCE S 84°55'35" E, A DISTANCE OF 151.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,471.10 FEET;

(COURSE "Q") THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'56", AN ARC DISTANCE OF 134.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AS DESCRIBED BY DEED RECORDED SEPTEMBER 20, 1949 IN BOOK 1109, PAGES 280 THROUGH 282, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE N 89°20'00" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 317.95 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN RIGHT-OF-WAY CONVEYED TO THE STATE OF CALIFORNIA BY INSTRUMENT NUMBER 26919, RECORDED MARCH 20, 1969, SAID OFFICIAL RECORDS;

THENCE N 00°41'00" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
0689-003A

SAID INSTRUMENT NUMBER 26919, A DISTANCE OF 2.98 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE N 89°19'54" W ALONG THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 26919, BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SCOTT ROAD, A DISTANCE OF 512.73 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 64,997 SQUARE FEET, OR 1.492 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/OR ANTELOPE ROAD OVER AND ACROSS COURSE "A" THROUGH COURSE "Q", 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 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-MP15.50-15.80-21935 (0689-003A)

**LINE DATA**

- ① N 89°19'00" W 986.47'  
N 89°19'20" W 986.49'
- ② N 89°21'15" W 957.36'  
N 89°20'53" W 957.49'
- ③ N 89°19'00" W 1,651.05'  
N 89°19'00" W 471.39'
- ④ N 89°19'20" W 471.10'  
N 89°19'00" W 634.59'
- ⑤ N 89°19'22" W 634.72'  
N 31°01'42" W 433.01'
- ⑥ N 31°02'17" W 432.45'  
S 89°19'00" E 77.82'
- ⑧ N 00°41'00" E 32.25'

**CURVE DATA**

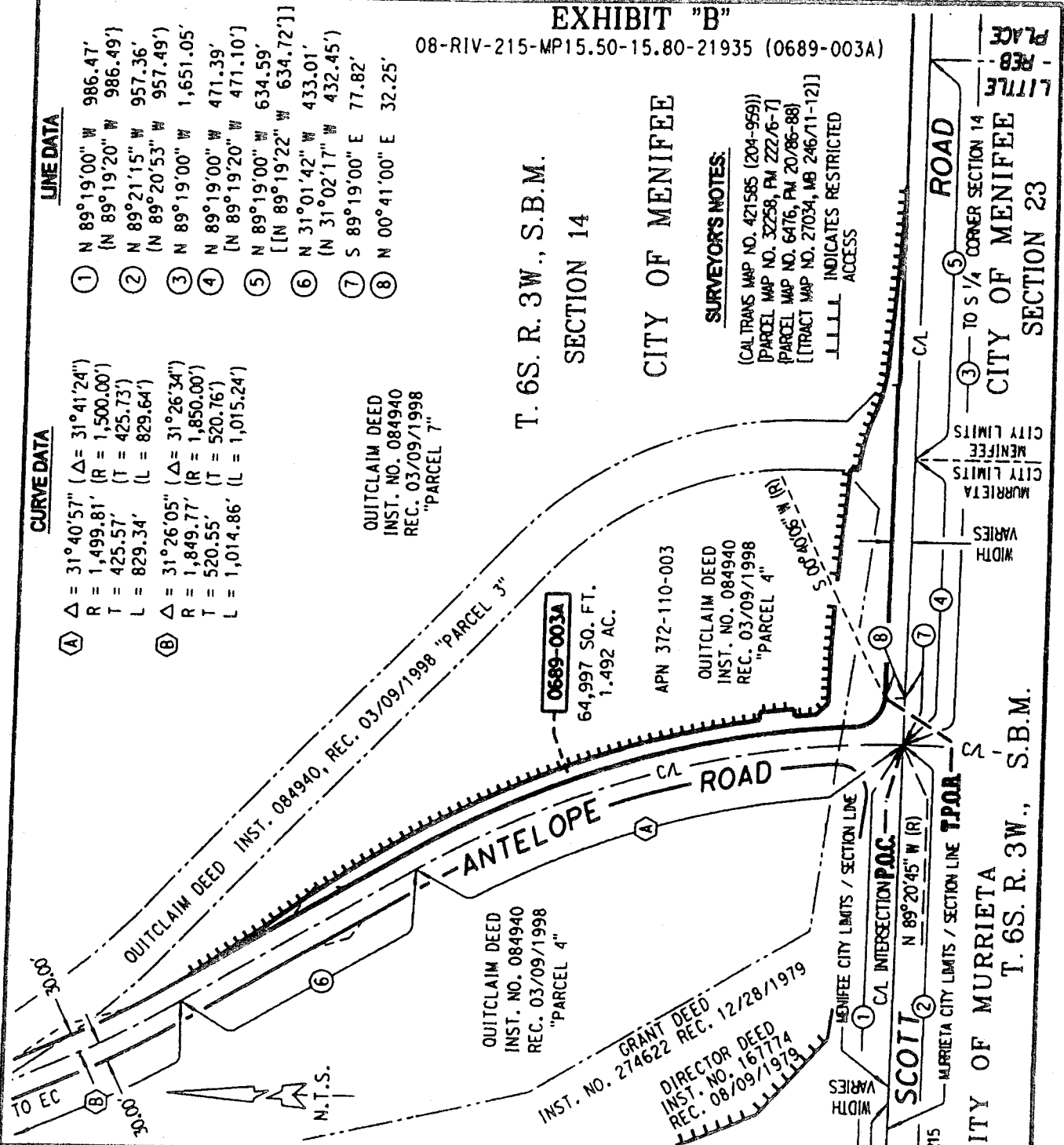
- Ⓐ Δ = 31°40'57" (Δ = 31°41'24")  
R = 1,499.81' (R = 1,500.00')  
T = 425.57' (T = 425.73')  
L = 829.34' (L = 829.64')
- Ⓑ Δ = 31°26'05" (Δ = 31°26'34")  
R = 1,849.77' (R = 1,850.00')  
T = 520.55' (T = 520.76')  
L = 1,014.86' (L = 1,015.24')

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
"PARCEL 7"

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

**SURVEYOR'S NOTES**

(CALTRANS MAP NO. 421585 (204-959))  
(PARCEL MAP NO. 32258, PM 222/6-7)  
(PARCEL MAP NO. 6476, PM 20/86-88)  
[[TRACT MAP NO. 27034, MB 246/11-12]]  
LLLL 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.

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.:    | 0689-003A     |
| PREPARED BY: | KNV           |
| SCALE:       | N.T.S.        |
| DATE:        | OCTOBER, 2013 |
| W.O. NO.:    | B3-0689       |
| SHEET 1 OF 3 |               |



**EXHIBIT "B"**

08-RIV-215-MP15.50-15.80-21935 (0689-003A)

**RAW INFORMATION**

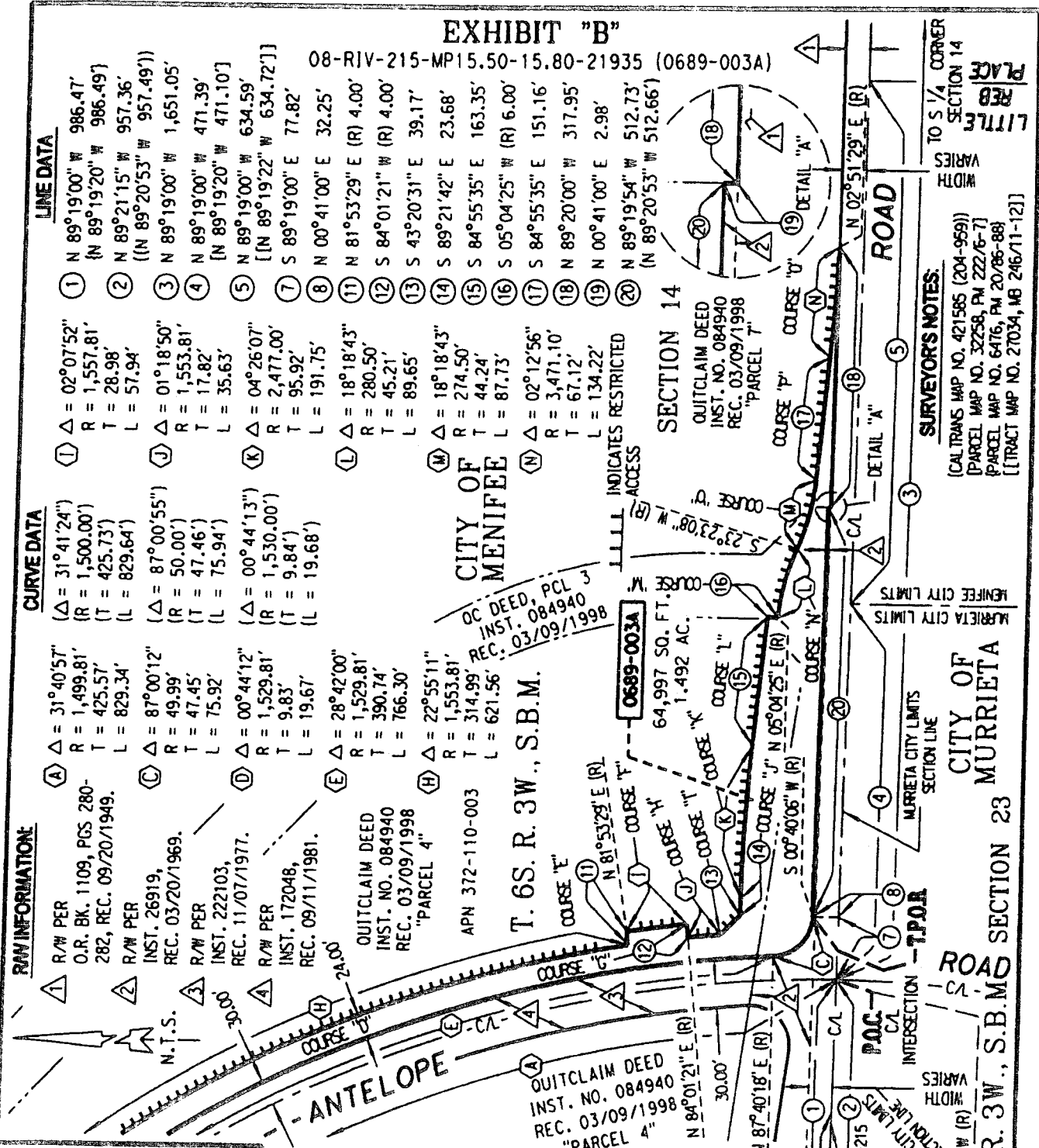
1 R/W PER O.R. BK. 1109, PDS 280-282, REC. 09/20/1949.  
 2 R/W PER INST. 26919, REC. 03/20/1969.  
 3 N.T.S.  
 4 R/W PER INST. 222103, REC. 11/07/1977.  
 5 R/W PER INST. 172048, REC. 09/11/1981.  
 6 2A.00'

**CURVE DATA**

A  $\Delta = 31^\circ 40' 57''$   
 $R = 1,499.81'$   
 $T = 425.57'$   
 $L = 829.34'$   
 C  $\Delta = 87^\circ 00' 55''$   
 $R = 50.00'$   
 $T = 47.45'$   
 $L = 75.94'$   
 D  $\Delta = 00^\circ 44' 13''$   
 $R = 1,529.81'$   
 $T = 9.83'$   
 $L = 19.67'$   
 E  $\Delta = 28^\circ 42' 00''$   
 $R = 1,529.81'$   
 $T = 390.74'$   
 $L = 766.30'$   
 H  $\Delta = 22^\circ 55' 11''$   
 $R = 1,553.81'$   
 $T = 314.99'$   
 $L = 621.56'$

**LINE DATA**

- 1  $\Delta = 02^\circ 07' 52''$   
 $R = 1,557.81'$   
 $T = 28.98'$   
 $L = 57.94'$
- 2  $\Delta = 01^\circ 18' 50''$   
 $R = 1,553.81'$   
 $T = 17.82'$   
 $L = 35.63'$
- 3  $\Delta = 04^\circ 26' 07''$   
 $R = 2,477.00'$   
 $T = 95.92'$   
 $L = 191.75'$
- 4  $\Delta = 18^\circ 18' 43''$   
 $R = 280.50'$   
 $T = 45.21'$   
 $L = 89.65'$
- 5  $\Delta = 18^\circ 18' 43''$   
 $R = 274.50'$   
 $T = 44.24'$   
 $L = 87.73'$
- 6  $\Delta = 02^\circ 12' 56''$   
 $R = 3,471.10'$   
 $T = 67.12'$   
 $L = 134.22'$
- 7  $\Delta = 00^\circ 41' 00''$   
 $R = 512.73'$   
 $T = 2.98'$
- 8  $\Delta = 00^\circ 41' 00''$   
 $R = 512.66'$
- 9  $\Delta = 02^\circ 07' 52''$   
 $R = 1,557.81'$   
 $T = 28.98'$   
 $L = 57.94'$
- 10  $\Delta = 01^\circ 18' 50''$   
 $R = 1,553.81'$   
 $T = 17.82'$   
 $L = 35.63'$
- 11  $\Delta = 04^\circ 26' 07''$   
 $R = 2,477.00'$   
 $T = 95.92'$   
 $L = 191.75'$
- 12  $\Delta = 18^\circ 18' 43''$   
 $R = 280.50'$   
 $T = 45.21'$   
 $L = 89.65'$
- 13  $\Delta = 18^\circ 18' 43''$   
 $R = 274.50'$   
 $T = 44.24'$   
 $L = 87.73'$
- 14  $\Delta = 02^\circ 12' 56''$   
 $R = 3,471.10'$   
 $T = 67.12'$   
 $L = 134.22'$
- 15  $\Delta = 00^\circ 41' 00''$   
 $R = 512.73'$   
 $T = 2.98'$
- 16  $\Delta = 00^\circ 41' 00''$   
 $R = 512.66'$
- 17  $\Delta = 02^\circ 07' 52''$   
 $R = 1,557.81'$   
 $T = 28.98'$   
 $L = 57.94'$
- 18  $\Delta = 01^\circ 18' 50''$   
 $R = 1,553.81'$   
 $T = 17.82'$   
 $L = 35.63'$
- 19  $\Delta = 04^\circ 26' 07''$   
 $R = 2,477.00'$   
 $T = 95.92'$   
 $L = 191.75'$
- 20  $\Delta = 18^\circ 18' 43''$   
 $R = 280.50'$   
 $T = 45.21'$   
 $L = 89.65'$
- 21  $\Delta = 18^\circ 18' 43''$   
 $R = 274.50'$   
 $T = 44.24'$   
 $L = 87.73'$
- 22  $\Delta = 02^\circ 12' 56''$   
 $R = 3,471.10'$   
 $T = 67.12'$   
 $L = 134.22'$
- 23  $\Delta = 00^\circ 41' 00''$   
 $R = 512.73'$   
 $T = 2.98'$
- 24  $\Delta = 00^\circ 41' 00''$   
 $R = 512.66'$



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.:    | 0689-003A     |
| PREPARED BY: | KNV           |
| SCALE:       | N.T.S.        |
| DATE:        | OCTOBER, 2013 |
| W.O. NO.:    | B3-0689       |
| SHEET 2 OF 3 |               |

**SURVEYOR'S NOTES:**  
 (CALTRANS MAP NO. 421565 (204-959))  
 (PARCEL MAP NO. 32258, PM 222/6-7)  
 (PARCEL MAP NO. 6476, PM 20/86-88)  
 ((TRACT MAP NO. 27034, MB 246/11-12))

**QUITCLAIM DEED**  
 INST. NO. 084940  
 REC. 03/09/1998  
 "PARCEL 4"

**QUITCLAIM DEED**  
 INST. NO. 084940  
 REC. 03/09/1998  
 "PARCEL 4"

**QUITCLAIM DEED**  
 INST. NO. 084940  
 REC. 03/09/1998  
 "PARCEL 4"

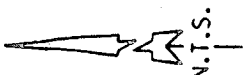
**QUITCLAIM DEED**  
 INST. NO. 084940  
 REC. 03/09/1998  
 "PARCEL 4"

**QUITCLAIM DEED**  
 INST. NO. 084940  
 REC. 03/09/1998  
 "PARCEL 4"

**QUITCLAIM DEED**  
 INST. NO. 084940  
 REC. 03/09/1998  
 "PARCEL 4"

# EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21935 (0689-003A)



### CURVE DATA

|   |   |   |
|---|---|---|
| ① | $\Delta = 31^\circ 40' 57''$<br>$R = 1,499.81'$<br>$T = 425.57'$<br>$L = 829.34'$   | $(\Delta = 31^\circ 41' 24'')$<br>$(R = 1,500.00')$<br>$(T = 425.73')$<br>$(L = 829.64')$   |
| ② | $\Delta = 31^\circ 26' 05''$<br>$R = 1,849.77'$<br>$T = 520.55'$<br>$L = 1,014.86'$ | $(\Delta = 31^\circ 26' 34'')$<br>$(R = 1,850.00')$<br>$(T = 520.76')$<br>$(L = 1,015.24')$ |
| ③ | $\Delta = 28^\circ 42' 00''$<br>$R = 1,529.81'$<br>$T = 390.74'$<br>$L = 766.30'$   |   |
| ④ | $\Delta = 03^\circ 12' 32''$<br>$R = 289.00'$<br>$T = 8.10'$<br>$L = 16.19'$        |   |
| ⑤ | $\Delta = 06^\circ 38' 11''$<br>$R = 2,122.16'$<br>$T = 123.04'$<br>$L = 245.80'$   |   |
| ⑥ | $\Delta = 22^\circ 55' 11''$<br>$R = 1,553.81'$<br>$T = 314.99'$<br>$L = 621.56'$   |   |

### LINE DATA

- ⑥ N 31°01'42" W 433.01'  
(N 31°02'17" W 432.45')
- ⑨ N 31°01'42" W 400.93'
- ⑩ S 34°27'21" E 139.81'

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

### SECTION 14

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
"PARCEL 7"

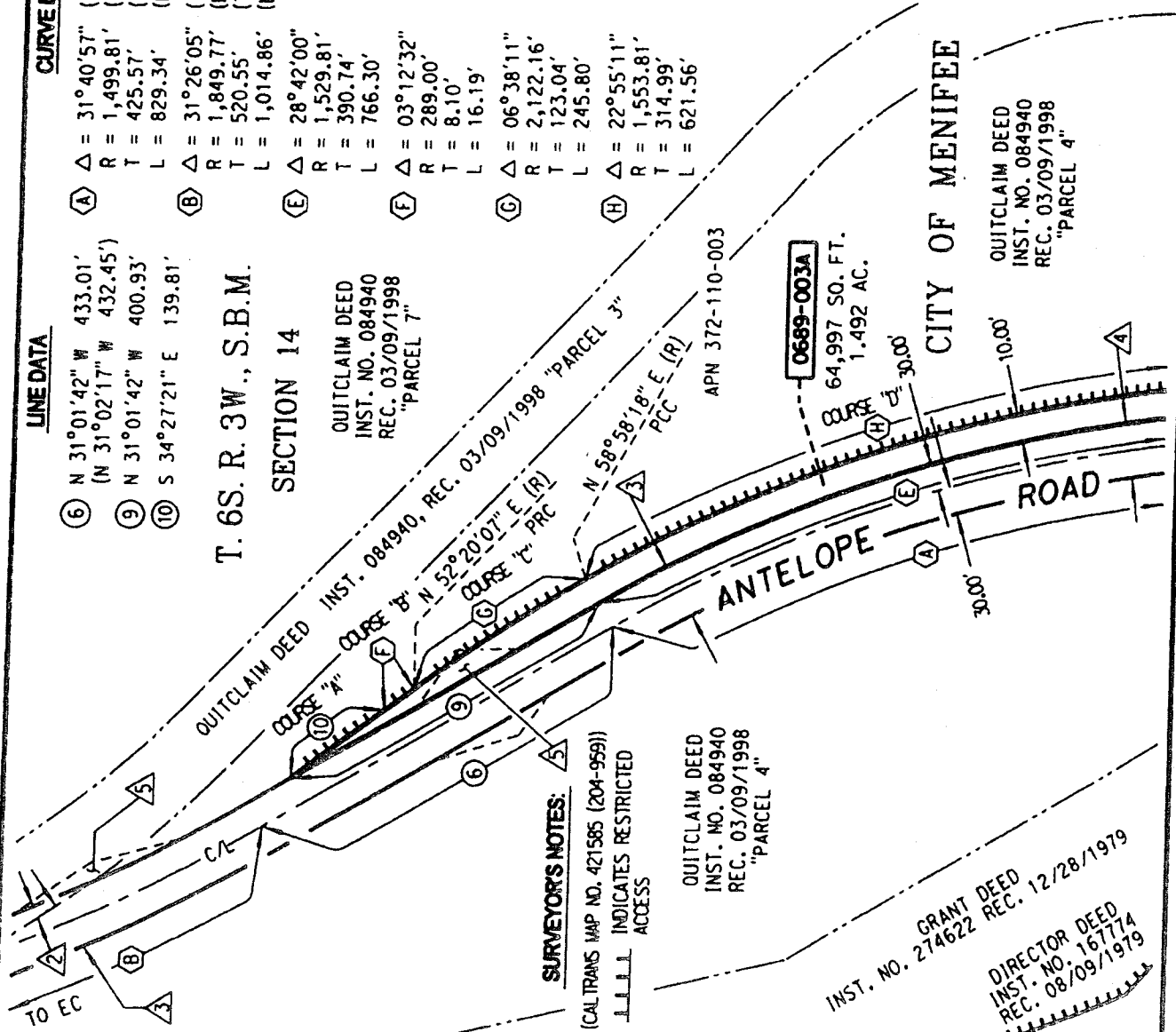
### SURVEYOR'S NOTES:

(CALTRANS MAP NO. 421585 (204-959))  
INDICATES RESTRICTED ACCESS

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
"PARCEL 4"

### R/W INFORMATION:

|   |  |
|---|--|
| ① | R/W PER<br>INST. 26919,<br>REC. 03/20/1969.  |
| ② | R/W PER<br>INST. 222103,<br>REC. 11/07/1977. |
| ③ | R/W PER<br>INST. 172048,<br>REC. 09/11/1981. |
| ④ | R/W PER<br>INST. 222104,<br>REC. 11/07/1977. |



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.:    | 0689-003A     |
| 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**  
**0689-003B**

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN A PORTION OF "PARCEL 3" AND "PARCEL 4", AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998, AS INSTRUMENT NUMBER 084940, 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 EASTERLY 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 S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 02°20'07", AN ARC DISTANCE OF 62.35 FEET;

THENCE N 85°20'11" E ALONG A RADIAL LINE, A DISTANCE OF 24.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF N 85°20'11" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°18'50", AN ARC DISTANCE OF 35.63 FEET;

THENCE N 84°01'21" E ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,557.81 FEET AND AN INITIAL RADIAL BEARING OF N 84°01'21" E, BEING CONCENTRIC WITH AND DISTANT 57.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°07'52", AN ARC DISTANCE OF 57.94 FEET;

THENCE S 81°53'29" W ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,553.81 FEET AND AN INITIAL RADIAL BEARING OF N 81°53'29" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION (CONTINUED)**  
**0689-003B**

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 22°55'11", AN ARC DISTANCE OF 621.56 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,122.16 FEET AND AN INITIAL RADIAL BEARING OF N 58°58'18" E, BEING CONCENTRIC WITH AND DISTANT 53.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE NORTHWESTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 06°38'11", AN ARC DISTANCE OF 245.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 289.00 FEET AND AN INITIAL RADIAL BEARING OF S 52°20'07" W;

THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 03°12'32", AN ARC DISTANCE OF 16.19 FEET;

THENCE N 34°27'21" W, A DISTANCE OF 139.81 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF ANTELOPE ROAD;

THENCE N 31°01'42" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,819.77 FEET;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'36", AN ARC DISTANCE OF 135.30 FEET;

THENCE N 63°13'54" E ALONG A RADIAL LINE, A DISTANCE OF 11.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,808.43 FEET AND AN INITIAL RADIAL BEARING OF S 63°13'54" W;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 07°41'15", AN ARC DISTANCE OF 242.64 FEET;

THENCE S 34°27'21" E, A DISTANCE OF 63.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 279.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'32", AN ARC DISTANCE OF 15.63 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,132.16 FEET AND AN INITIAL RADIAL BEARING OF N 52°20'07" E;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°38'11", AN ARC DISTANCE OF 246.96 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,563.81 FEET AND AN INITIAL RADIAL BEARING OF N 58°58'18" E, BEING CONCENTRIC WITH AND DISTANT 63.99 FEET NORTHEASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE SOUTHEASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 22°55'11", AN ARC DISTANCE OF 625.56 FEET;

THENCE N 81°53'29" E ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,567.81 FEET AND AN INITIAL RADIAL BEARING OF N 81°53'29" E, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
0689-003B

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°07'52", AN ARC DISTANCE OF 58.31 FEET;

THENCE S 84°01'21" W ALONG A RADIAL LINE, A DISTANCE OF 4.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,563.81 FEET AND AN INITIAL RADIAL BEARING OF N 84°01'21" E, BEING CONCENTRIC WITH AND DISTANT 63.99 FEET EASTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°11'06", AN ARC DISTANCE OF 32.35 FEET;

THENCE S 43°20'31" E, A DISTANCE OF 31.42 FEET;

THENCE S 23°38'54" W, A DISTANCE OF 10.86 FEET;

THENCE N 43°20'31" W, A DISTANCE OF 39.17 FEET TO THE TRUE POINT OF BEGINNING.

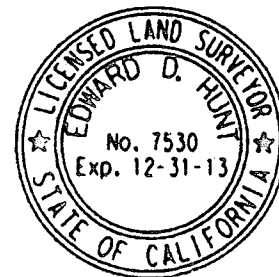
CONTAINING: 13,464 SQUARE FEET, OR 0.309 ACRES, MORE OR LESS.

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward E. Hunt

DATE: 10-30-2013



**EXHIBIT "B"**

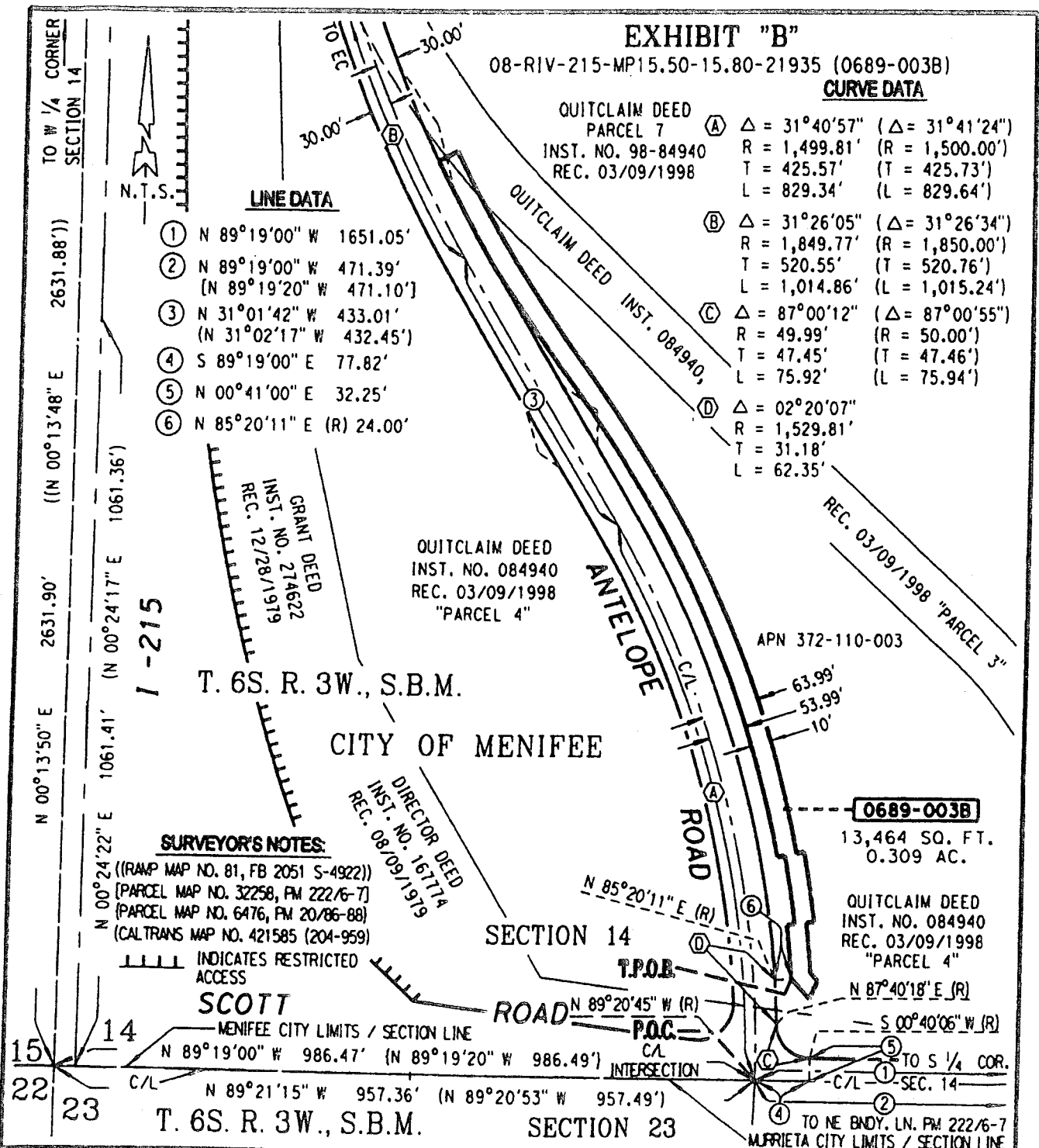
08-RIV-215-MP15.50-15.80-21935 (0689-0038)

**CURVE DATA**

| Point | Delta   | Radius (R)                          | Tangent (T)                     | Length (L)                          |
|-------|---|-------------------------------------|---------------------------------|-------------------------------------|
| (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)   | $\Delta = 31^{\circ}26'05''$ ( $\Delta = 31^{\circ}26'34''$ ) | $R = 1,849.77'$ ( $R = 1,850.00'$ ) | $T = 520.55'$ ( $T = 520.76'$ ) | $L = 1,014.86'$ ( $L = 1,015.24'$ ) |
| (C)   | $\Delta = 87^{\circ}00'12''$ ( $\Delta = 87^{\circ}00'55''$ ) | $R = 49.99'$ ( $R = 50.00'$ )       | $T = 47.45'$ ( $T = 47.46'$ )   | $L = 75.92'$ ( $L = 75.94'$ )       |
| (D)   | $\Delta = 02^{\circ}20'07''$                                  | $R = 1,529.81'$                     | $T = 31.18'$                    | $L = 62.35'$                        |

**LINE DATA**

- ① N 89°19'00" W 1651.05'
- 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 S 89°19'00" E 77.82'
- ⑤ N 00°41'00" E 32.25'
- ⑥ N 85°20'11" E (R) 24.00'



**SURVEYOR'S NOTES:**  
 ((RAMP MAP NO. 81, FB 2051 S-4922))  
 [PARCEL MAP NO. 32258, FM 222/6-7]  
 [PARCEL MAP NO. 6476, FM 20/86-88]  
 (CALTRANS MAP NO. 421585 (204-959))

INDICATES RESTRICTED ACCESS

SECTION 14  
 T.P.O.B.  
 P.O.C.  
 INTERSECTION  
 SECTION 23  
 TO S 1/4 COR. SEC. 14  
 TO NE BNDY. LN. FM 222/6-7 MURRIETA CITY LIMITS / SECTION LINE



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.: 0689-0038 |
| 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 |
|  | W.O. NO.: B3-0689   |
| APPROVED BY: <i>Edward D. Hunt</i> DATE: 10-30-2013  | SHEET 1 OF 3        |

# EXHIBIT "B"

## 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)  $\Delta = 87^{\circ}00'12''$  ( $\Delta = 87^{\circ}00'55''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 47.45'$  ( $T = 47.46'$ )  
 $L = 75.92'$  ( $L = 75.94'$ )
- (D)  $\Delta = 02^{\circ}20'07''$   
 $R = 1,529.81'$   
 $T = 31.18'$   
 $L = 62.35'$
- (F)  $\Delta = 01^{\circ}18'50''$   
 $R = 1,553.81'$   
 $T = 17.82'$   
 $L = 35.63'$
- (G)  $\Delta = 02^{\circ}07'52''$   
 $R = 1,557.81'$   
 $T = 28.98'$   
 $L = 57.94'$
- (H)  $\Delta = 22^{\circ}55'11''$   
 $R = 1,553.81'$   
 $T = 314.99'$   
 $L = 621.56'$
- (O)  $\Delta = 22^{\circ}55'11''$   
 $R = 1,563.81'$   
 $T = 317.02'$   
 $L = 625.56'$
- (P)  $\Delta = 02^{\circ}07'52''$   
 $R = 1,567.81'$   
 $T = 29.16'$   
 $L = 58.31'$
- (Q)  $\Delta = 01^{\circ}11'06''$   
 $R = 1,563.81'$   
 $T = 16.17'$   
 $L = 32.35'$

08-RIV-215-MP15.50-15.80-21935 (0689-003B)

## 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']
- (4) S  $89^{\circ}19'00''$  E 77.82'
- (5) N  $00^{\circ}41'00''$  E 32.25'
- (6) N  $85^{\circ}20'11''$  E (R) 24.00'
- (7) N  $84^{\circ}01'21''$  E 4.00'
- (8) S  $81^{\circ}53'29''$  W 4.00'
- (13) N  $81^{\circ}53'29''$  E 4.00'
- (14) S  $84^{\circ}01'21''$  W 4.00'
- (15) S  $43^{\circ}20'31''$  E 31.42'
- (16) S  $23^{\circ}38'54''$  W 10.86'
- (17) N  $43^{\circ}20'31''$  W 39.17'

### SURVEYOR'S NOTES:

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

CITY OF MENIFEE  
 T. 6S. R. 3W., S.B.M.

### 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. 084940  
 REC. 03/09/1998  
 "PARCEL 4"

SECTION 14 DIRECTOR DEED  
 INST. NO. 167774  
 REC. 08/09/1979

### SCOTT ROAD

TO SW COR. SEC. 14 --- MENIFEE CITY LIMITS / SECTION LINE  
 N  $89^{\circ}19'00''$  W 986.47' (N  $89^{\circ}19'20''$  W 986.49' R24)

TO C/L INT. I-215 & SCOTT ROAD. C/L 957.36' --- MURRIETA CITY LIMITS / SECTION LINE  
 N  $89^{\circ}20'53''$  W 957.49' R25)

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

**0689-003B**

13,464 SQ. FT.  
 0.309 AC.

QUITCLAIM DEED  
 INST. NO. 084940  
 REC. 03/09/1998  
 "PARCEL 4"

N  $81^{\circ}53'29''$  E (R) 57.99'

N  $84^{\circ}01'21''$  E (R) 53.99'

N  $85^{\circ}20'11''$  E (R)

N  $87^{\circ}40'18''$  E (R)

S  $00^{\circ}40'06''$  W (R)

N  $89^{\circ}21'15''$  W 957.36' --- TO C/L INT. I-215 & SCOTT ROAD. C/L

N  $89^{\circ}20'53''$  W 957.49' R25) --- MURRIETA CITY LIMITS / SECTION LINE

P.O.C. C/L INTERSECTION  
 N  $89^{\circ}20'45''$  W (R)

TO S  $1/4$  CORNER SECTION 14

TO NE BNDY. LINE PM 222/6-7



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.: 0689-003B |
| 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.       |
| APPROVED BY: <i>Edward D. Hunt</i> DATE: 10-30-2013  | DATE: OCTOBER, 2013 |
|  | W.O. NO.: B3-0689   |
|  | SHEET 2 OF 3        |

**EXHIBIT "B"**

08-RIV-215-MP15.50-15.80-21935 (0689-003B)

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

**RAW 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.
- △ 5 R/W PER INST. 222104, REC. 11/07/1977.

N.T.S.

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
"PARCEL 4"

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
"PARCEL 7"

APN 372-110-003

CITY OF MENIFEE

**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')
- (H) Δ = 22°55'11" (I) Δ = 06°38'11"  
R = 1,553.81' R = 2,122.16'  
T = 314.99' T = 123.04'  
L = 621.56' L = 245.80'
- (J) Δ = 03°12'32" (K) Δ = 04°15'36"  
R = 289.00' R = 1,819.77'  
T = 8.10' T = 67.68'  
L = 16.19' L = 135.30'
- (L) Δ = 07°41'15" (M) Δ = 03°12'32"  
R = 1,808.43' R = 279.00'  
T = 121.50' T = 7.82'  
L = 242.64' L = 15.63'
- (N) Δ = 06°38'11" (O) Δ = 22°55'11"  
R = 2,132.16' R = 1,563.81'  
T = 123.62' T = 317.02'  
L = 246.96' L = 625.56'

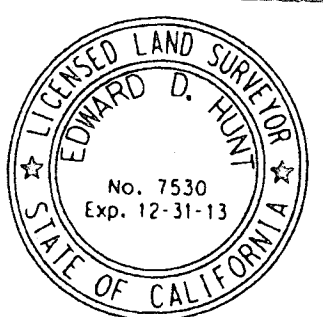
**LINE DATA**

- (3) N 31°01'42" W 433.01'  
(N 31°02'17" W 432.45')
- (9) N 34°27'21" W 139.81'
- (10) N 31°01'42" W 32.08'
- (11) N 63°13'54" E 11.34'
- (12) S 34°27'21" E 63.03'

**0689-003B**

13,464 SQ. FT.  
0.309 AC.

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
"PARCEL 4"



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: 10-30-2012

PAR. NO.: 0689-003B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: 83-0689

SHEET 3 OF 3



**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-003C**

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN A PORTION OF "PARCEL 3", "PARCEL 4" AND "PARCEL 7", AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998, AS INSTRUMENT NUMBER 084940, 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 EASTERLY 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 S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 02°20'07", AN ARC DISTANCE OF 62.35 FEET;

THENCE N 85°20'11" E ALONG A RADIAL LINE, A DISTANCE OF 24.00 FEET;

THENCE S 43°20'31" E, A DISTANCE OF 39.17 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 23.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,477.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'33", AN ARC DISTANCE OF 42.91 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 01°37'51" E, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,487.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°37'51" E;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°26'34", AN ARC DISTANCE OF 149.44 FEET;

THENCE S 84°55'35" E, A DISTANCE OF 163.35 FEET;

THENCE S 05°04'25" W, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 290.50 FEET AND AN INITIAL RADIAL BEARING OF N 05°04'25" E;

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
0689-003C

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 92.85 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 264.50 FEET AND AN INITIAL RADIAL BEARING OF S 23°23'08" W;

THENCE EASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 84.54 FEET;

THENCE S 84°55'35" E, A DISTANCE OF 151.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,461.10 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'56", AN ARC DISTANCE OF 133.84 FEET;

THENCE S 87°08'31" E, A DISTANCE OF 133.80 FEET;

THENCE S 00°41'00" W, A DISTANCE OF 4.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD;

THENCE N 89°20'00" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,471.10 FEET AND AN INITIAL RADIAL BEARING OF S 02°51'29" W;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°12'56", AN ARC DISTANCE OF 134.22 FEET;

THENCE N 84°55'35" W, A DISTANCE OF 151.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 274.50 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 87.73 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS OF 280.50 AND AN INITIAL RADIAL BEARING OF N 23°23'08" E;

THENCE WESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°18'43", AN ARC DISTANCE OF 89.65 FEET;

THENCE N 05°04'25" E ALONG A RADIAL LINE, A DISTANCE OF 6.00 FEET;

THENCE N 84°55'35" W, A DISTANCE OF 163.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,477.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'34", AN ARC DISTANCE OF 148.83 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 8,746 SQUARE FEET, OR 0.201 ACRES, MORE OR LESS.

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

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
0689-003C

SEE ATTACHED EXHIBIT "B"

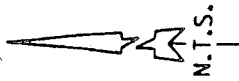
APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



08-RIV-215-MP15.50-21935 (0689-003C)

**EXHIBIT "B"**



**LINE DATA**

- ① N 89°19'00" W 986.47'  
{N 89°19'20" W 986.49'}
- ② N 89°21'15" W 957.36'  
{N 89°20'53" W 957.49'}
- ⑤ S 89°19'00" E 77.82'
- ⑥ N 00°41'00" E 32.25'
- ⑦ N 85°20'11" E (R) 24.00'
- ⑧ S 43°20'31" E 39.17'
- ⑨ S 89°21'42" E 23.68'

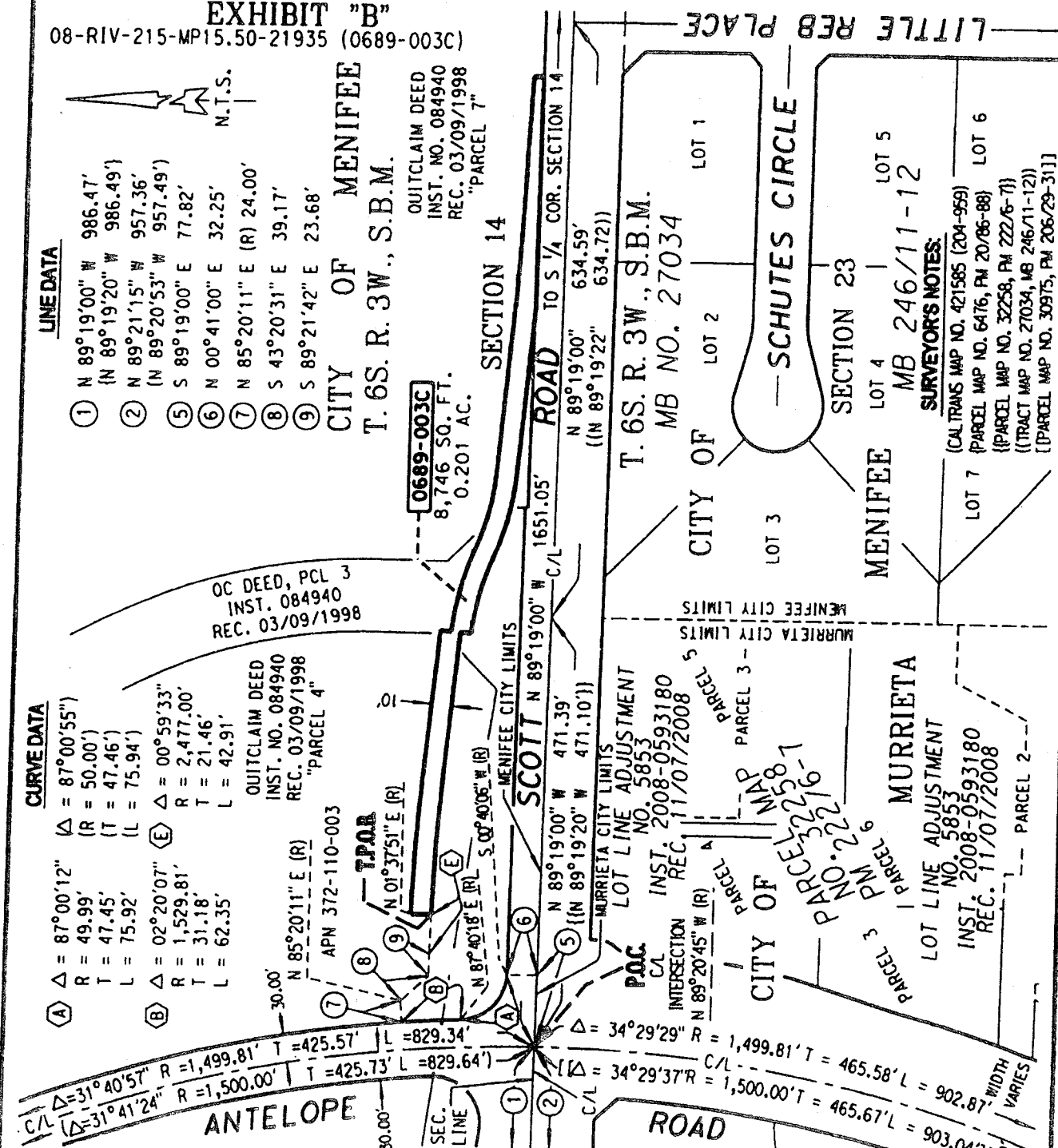
**CITY OF MENIFEE**  
T. 6S. R. 3W., S.B.M.

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
"PARCEL 7"

**CURVE DATA**

- Ⓐ Δ = 87°00'12" (R) = 50.00'  
R = 49.99' (T) = 47.46'  
L = 75.92'
- Ⓑ Δ = 02°20'07" (E) Δ = 00°59'33"  
R = 1,529.81' R = 2,477.00'  
T = 31.18' T = 21.46'  
L = 62.35' L = 42.91'

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
"PARCEL 4"



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

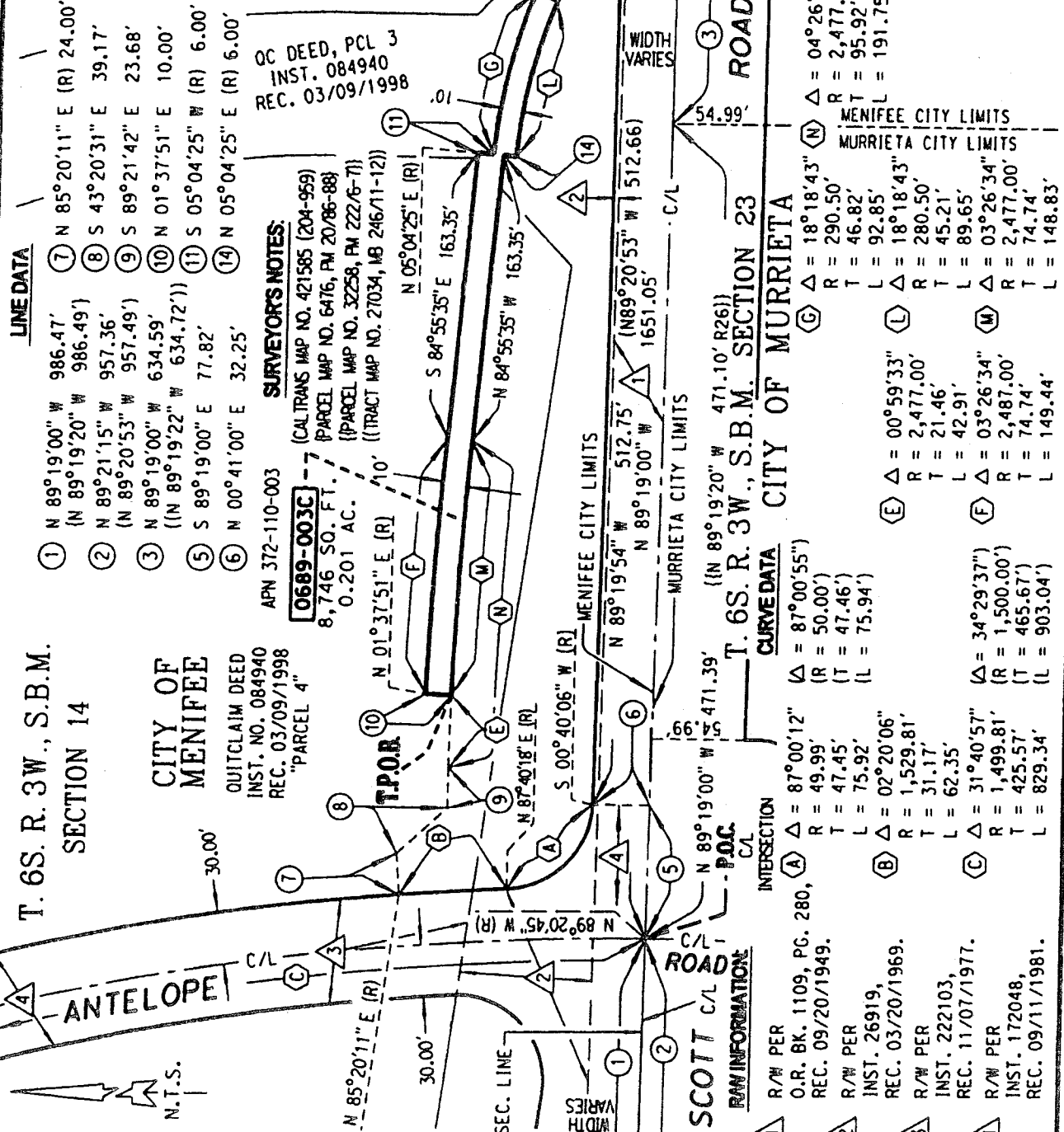
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

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

|              |               |
|--------------|---------------|
| PAR. NO.:    | 0689-003C     |
| PREPARED BY: | KNV           |
| SCALE:       | N.T.S.        |
| DATE:        | OCTOBER, 2013 |
| W.O. NO.:    | B3-0689       |
| SHEET 1 OF 3 |               |

**EXHIBIT "B"** S 23°23'04" E 1/4 RL

08-RIV-215-MP15.50-21935 (0689-003C)



**LINE DATA**

- ① N 89°19'00" W 986.47' (N 89°19'20" W 986.49')
- ② N 89°21'15" W 957.36' (N 89°20'53" W 957.49')
- ③ N 89°19'00" W 634.59' ((N 89°19'22" W 634.72'))
- ④ S 89°19'00" E 77.82' (N 00°41'00" E 32.25')
- ⑤ N 00°41'00" E 32.25'
- ⑥ N 85°20'11" E (R) 24.00'
- ⑦ N 85°20'11" E (R) 24.00'
- ⑧ S 43°20'31" E 39.17'
- ⑨ S 89°21'42" E 23.68'
- ⑩ N 01°37'51" E 10.00'
- ⑪ S 05°04'25" W (R) 6.00'
- ⑫ N 05°04'25" E (R) 6.00'

**SURVEYOR'S NOTES:**

APN 372-110-003  
**0689-003C** - 7 (CALTRANS MAP NO. 421585 (204-959))  
 8,746 SQ. FT. (PARCEL MAP NO. 6476, PM 20/86-88)  
 0.201 AC. (PARCEL MAP NO. 32258, PM 222/6-7)  
 10' ((TRACT MAP NO. 27034, MB 246/11-12))

QUITCLAIM DEED  
 INST. NO. 084940  
 REC. 03/09/1998  
 "PARCEL 4"

OC DEED, PCL 3  
 INST. 084940  
 REC. 03/09/1998

**CURVE DATA**

- ① Δ = 81°00'55" (R = 50.00') (T = 47.46') (L = 75.94')
- ② Δ = 8°00'12" (R = 49.99') (T = 47.45') (L = 75.92')
- ③ Δ = 02°20'06" (R = 1,529.81') (T = 31.17') (L = 62.35')
- ④ Δ = 31°40'57" (R = 1,499.81') (T = 425.57') (L = 829.34')
- ⑤ Δ = 8°00'55" (R = 50.00') (T = 47.46') (L = 75.94')
- ⑥ Δ = 00°59'33" (R = 2,477.00') (T = 21.46') (L = 42.91')
- ⑦ Δ = 18°18'43" (R = 280.50') (T = 45.21') (L = 89.65')
- ⑧ Δ = 18°18'43" (R = 280.50') (T = 45.21') (L = 89.65')
- ⑨ Δ = 03°26'34" (R = 2,477.00') (T = 74.74') (L = 148.83')
- ⑩ Δ = 03°26'34" (R = 2,477.00') (T = 74.74') (L = 148.83')
- ⑪ Δ = 04°26'07" (R = 2,477.00') (T = 95.92') (L = 191.75')

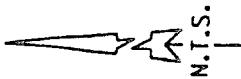


ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000125036.

|  |                     |
|--|---------------------|
| COUNTY OF RIVERSIDE TRANSPORTATION DEPT. SURVEY DIV.   | PAR. NO.: 0689-003C |
| 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.       |
| APPROVED BY: <i>Edward D. Hunt</i> DATE: 10-30-2013  | DATE: OCTOBER, 2013 |
|  | W.O. NO.: B3-0689   |
|  | SHEET 2 OF 3        |

**EXHIBIT "B"**

08-RIV-215-MP15.50-21935 (0689-003C)



**LINE DATA**

- ④ N 89°19'00" W 471.39'  
{(N 89°19'20" W 471.10')}
- ⑫ S 00°41'00" W 4.88'
- ⑬ N 84°55'35" W 151.16'
- ⑭ N 00°41'00" E 2.98'
- ⑮ N 89°19'54" W 512.75'  
{(N 89°20'53" W 512.66')}

**CURVE DATA**

- ⑥ Δ = 18°18'43" Δ = 02°12'56"  
R = 290.50' R = 3,471.10'  
T = 46.82' T = 67.12'  
L = 92.85' L = 134.22'
- ⑦ Δ = 18°18'43" Δ = 18°18'43"  
R = 264.50' R = 274.50'  
T = 42.63' T = 44.24'  
L = 84.54' L = 87.73'
- ⑧ Δ = 02°12'56" Δ = 18°18'43"  
R = 3,461.10' R = 280.50'  
T = 66.93' T = 45.21'  
L = 133.84' L = 89.65'

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

CITY OF MENIFEE

APN 372-110-003

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
"PARCEL 7"

OC DEED, PCL 3  
INST. 084940  
REC. 03/09/1998



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.: 0689-089C

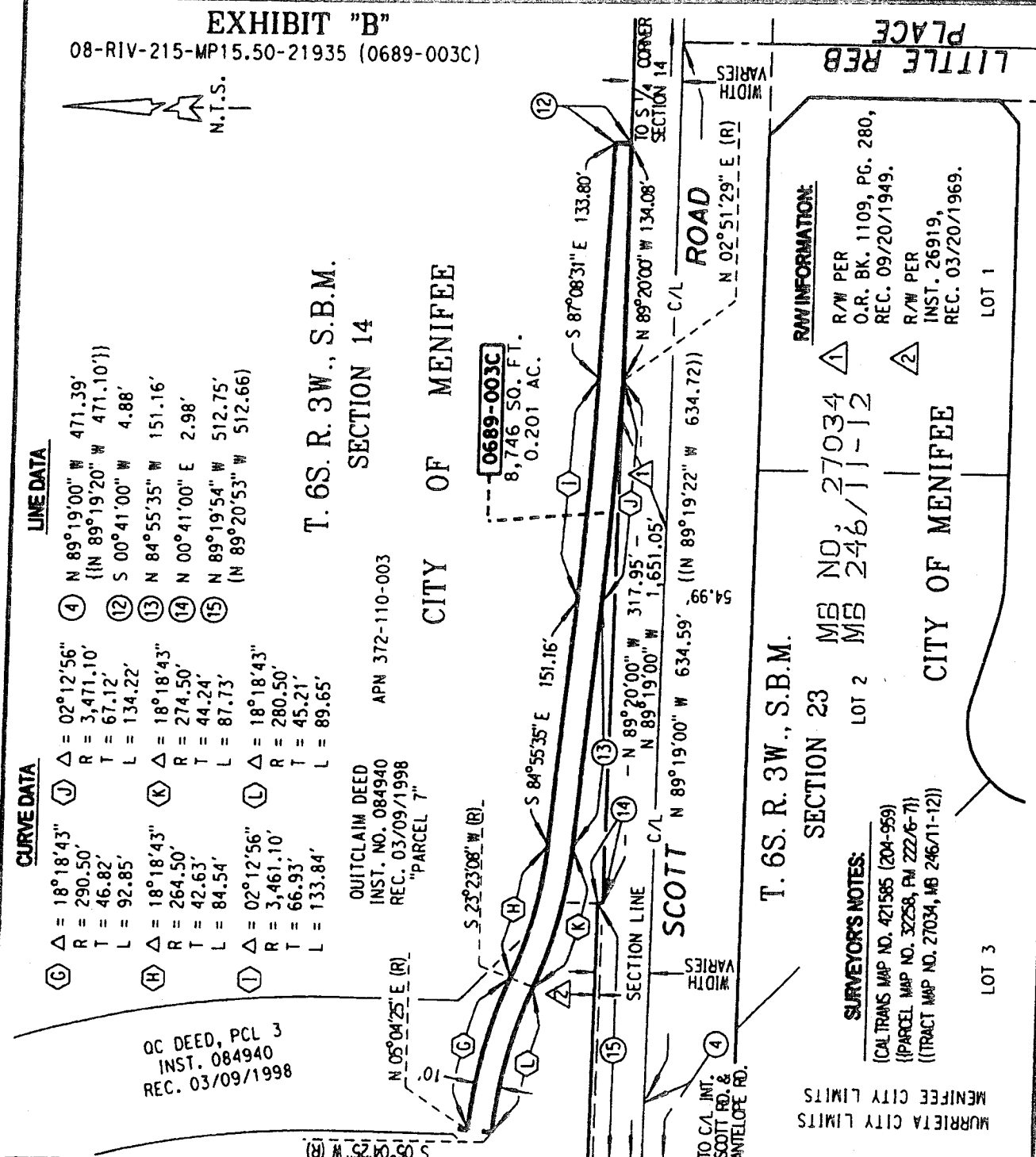
PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3



**RAW INFORMATION:**  
R/W PER  
O.R. BK. 1109, PG. 280,  
REC. 09/20/1949.  
R/W PER  
INST. 26919,  
REC. 03/20/1969.

SECTION 23  
MB NO. 27034  
LOT 2  
MB 246/11-12

CITY OF MENIFEE

**SURVEYOR'S NOTES:**  
(CAL TRANS MAP NO. 421585 (204-959)  
(PARCEL MAP NO. 32258, FM 222/6-7)  
(TRACT MAP NO. 27034, MB 246/11-12))

MURRIETA CITY LIMITS  
MENIFEE CITY LIMITS

CITY OF MURRIETA

LOT 1

LOT 3

LITTLE REB PLACE

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-003D**

AN EASEMENT FOR DRAINAGE PURPOSES LYING WITHIN A PORTION OF "PARCEL 4", AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998, AS INSTRUMENT NUMBER 084940, 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 EASTERLY 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 S 89°19'00" E ALONG SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 77.82 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES, N 00°41'00" E, A DISTANCE OF 32.25 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SCOTT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF S 00°40'06" W;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 87°00'12", AN ARC DISTANCE OF 75.92 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,529.81 FEET AND AN INITIAL RADIAL BEARING OF N 87°40'18" E;

THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 02°20'07", AN ARC DISTANCE OF 62.35 FEET;

THENCE N 85°20'11" E ALONG A RADIAL LINE, A DISTANCE OF 24.00 FEET;

THENCE S 43°20'31" E, A DISTANCE OF 39.17 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 23°38'54" E, A DISTANCE OF 10.86 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 19.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,487.00 FEET;

THENCE EASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°59'33", AN ARC DISTANCE OF 43.08 FEET;

THENCE S 01°37'51" W ALONG A RADIAL LINE, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,477.00 FEET AND AN INITIAL RADIAL BEARING OF N 01°37'51" E;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°59'33", AN ARC DISTANCE OF 42.91 FEET;

THENCE N 89°21'42" W, A DISTANCE OF 23.68 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 646 SQUARE FEET, OR 0.015 ACRES, MORE OR LESS.

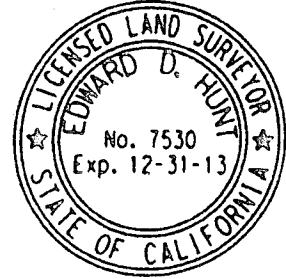
EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
0689-003D

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"

LINE DATA 08-RIV-215-MP15.50-21935 (0689-003D)

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

SECTION 14

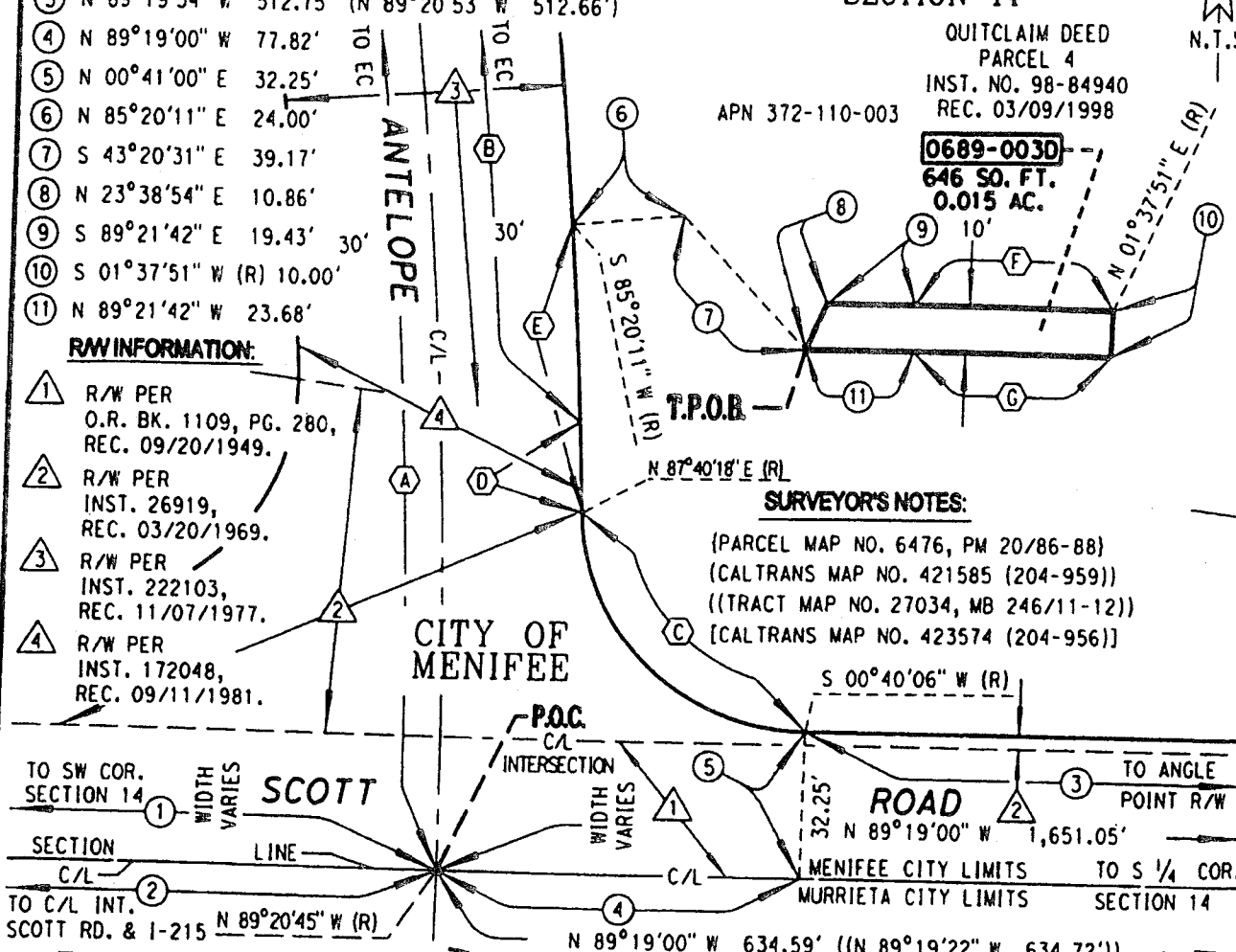
- ① N 89°19'00" W 986.47' (N 89°19'20" W 986.49')
- ② N 89°21'15" W 957.36' (N 89°20'53" W 957.49')
- ③ N 89°19'54" W 512.75' (N 89°20'53" W 512.66')
- ④ N 89°19'00" W 77.82'
- ⑤ N 00°41'00" E 32.25'
- ⑥ N 85°20'11" E 24.00'
- ⑦ S 43°20'31" E 39.17'
- ⑧ N 23°38'54" E 10.86'
- ⑨ S 89°21'42" E 19.43'
- ⑩ S 01°37'51" W (R) 10.00'
- ⑪ N 89°21'42" W 23.68'

**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.

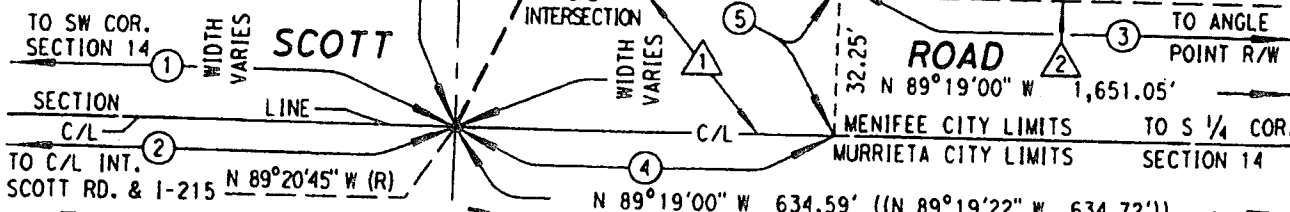
QUITCLAIM DEED  
PARCEL 4  
INST. NO. 98-84940  
REC. 03/09/1998  
APN 372-110-003

**0689-003D**  
646 SQ. FT.  
0.015 AC.



**SURVEYOR'S NOTES:**

(PARCEL MAP NO. 6476, PM 20/86-88)  
(CALTRANS MAP NO. 421585 (204-959))  
(TRACT MAP NO. 27034, MB 246/11-12))  
(CALTRANS MAP NO. 423574 (204-956))



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

**CURVE DATA CITY OF MURRIETA**

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
| <p>△ = 31°40'57" (△ = 31°41'24")<br/>R = 1,499.81' (R = 1,500.00')<br/>T = 425.57' (T = 425.73')<br/>L = 829.34' (L = 829.64')</p> | <p>△ = 27°57'47" (△ = 27°58'06")<br/>R = 1,529.81' (R = 1,530.00')<br/>T = 380.90' (T = 381.02')<br/>L = 746.52' (L = 746.85')</p> | <p>△ = 87°00'12" (△ = 87°00'55")<br/>R = 49.99' (R = 50.00')<br/>T = 47.45' (T = 47.46')<br/>L = 75.92' (L = 75.94')</p> | <p>△ = 00°44'12" (△ = 00°44'13")<br/>R = 1,529.81' (R = 1,530.00')<br/>T = 9.83' (T = 9.84')<br/>L = 19.67' (L = 19.68')</p> | <p>△ = 02°20'07" (△ = 02°20'07")<br/>R = 1,529.81' (R = 1,529.81')<br/>T = 31.77' (T = 31.77')<br/>L = 62.35' (L = 62.35')</p> | <p>△ = 00°59'33" (△ = 00°59'33")<br/>R = 2,487.00' (R = 2,487.00')<br/>T = 21.54' (T = 21.54')<br/>L = 43.08' (L = 43.08')</p> | <p>△ = 00°59'33" (△ = 00°59'33")<br/>R = 2,477.00' (R = 2,477.00')<br/>T = 21.46' (T = 21.46')<br/>L = 42.91' (L = 42.91')</p> |
|--|--|--|--|--|--|--|

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.: 0689-003D |
| 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.       |
| APPROVED BY: <i>Edward D. Hunt</i> DATE: 10-30-2013  | DATE: OCTOBER, 2013 |
|  | W.O. NO.: B3-0689   |
|  | SHEET 1 OF 1        |

**ATTACHMENT B**

Legal Descriptions and Plat Maps

0689-002A and 0689-002B

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**21934-1**

BEING A PORTION OF "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 98-84940, 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 INTERSECTION 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, ALSO 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 THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS;

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 SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 309.89 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 30°30'51" W ALONG SAID EASTERLY LINE, A DISTANCE OF 171.51 FEET TO AN ANGLE POINT THEREIN;

THENCE N 13°05'33" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 56.32 FEET;

(COURSE "A") THENCE S 27°18'47" E, A DISTANCE OF 169.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.24 FEET;

(COURSE "B") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'32", AN ARC DISTANCE OF 56.36 FEET TO **THE TRUE POINT OF BEGINNING**;

CONTAINING: 1,847 SQUARE FEET, OR 0.042 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" AND "B" HEREINABOVE DESCRIBED.

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
21934-1

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: 12-29-2014



**EXHIBIT "B"**

08-RIV-215-PM15.65-21934 (21934-1)

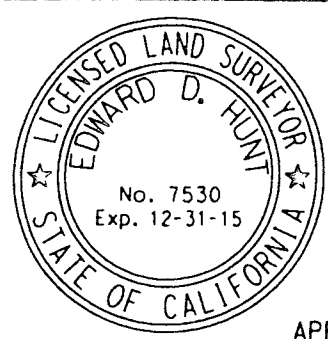
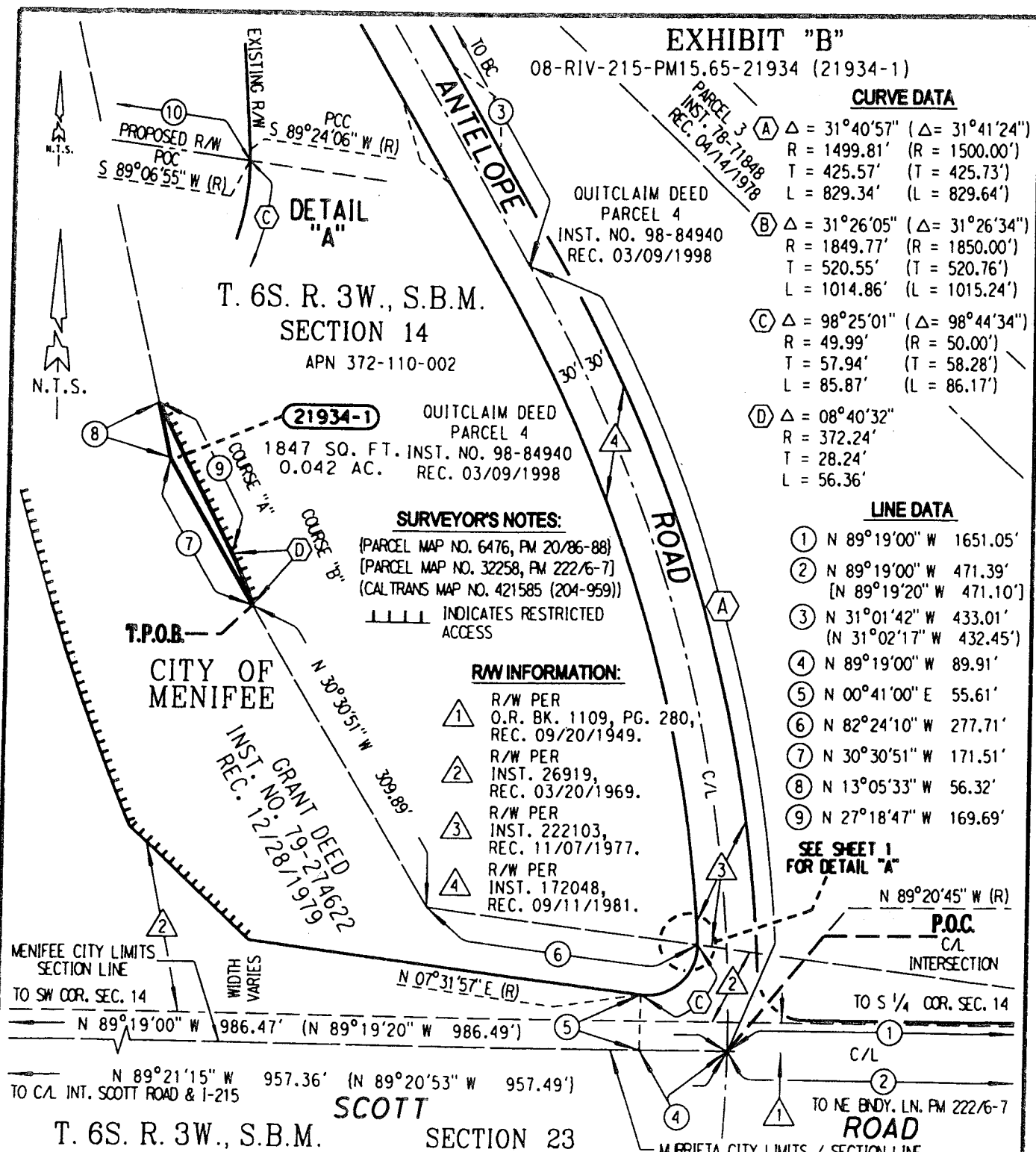
**CURVE DATA**

- (A)  $\Delta = 31^{\circ}40'57''$  ( $\Delta = 31^{\circ}41'24''$ )  
 $R = 1499.81'$  ( $R = 1500.00'$ )  
 $T = 425.57'$  ( $T = 425.73'$ )  
 $L = 829.34'$  ( $L = 829.64'$ )
- (B)  $\Delta = 31^{\circ}26'05''$  ( $\Delta = 31^{\circ}26'34''$ )  
 $R = 1849.77'$  ( $R = 1850.00'$ )  
 $T = 520.55'$  ( $T = 520.76'$ )  
 $L = 1014.86'$  ( $L = 1015.24'$ )
- (C)  $\Delta = 98^{\circ}25'01''$  ( $\Delta = 98^{\circ}44'34''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 57.94'$  ( $T = 58.28'$ )  
 $L = 85.87'$  ( $L = 86.17'$ )
- (D)  $\Delta = 08^{\circ}40'32''$   
 $R = 372.24'$   
 $T = 28.24'$   
 $L = 56.36'$

**LINE DATA**

- (1) N 89°19'00" W 1651.05'
- (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 171.51'
- (8) N 13°05'33" W 56.32'
- (9) N 27°18'47" W 169.69'

SEE SHEET 1 FOR DETAIL "A"



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.: 21934-1  
 PREPARED BY: KNV  
 SCALE: N.T.S.  
 DATE: DECEMBER, 2014  
 W.O. NO.: B3-0689

APPROVED BY: *Edward D. Hunt* DATE: 12-29-2014

SHEET 1 OF 1

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-002A**

BEING A PORTION OF "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 084940, 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, ALSO 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 THAT CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS, BEING THE **TRUE POINT OF BEGINNING**;

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 SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET;

(COURSE "A") THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 84°29'54" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "B") THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°12'14", AN ARC DISTANCE OF 379.95 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 703.00 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'40" W;

(COURSE "C") THENCE NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 110.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 397.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

(COURSE "D") THENCE NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 126.36 FEET;

(COURSE "E") THENCE N 29°55'19" W, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.00 FEET;

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
0689-002A

(COURSE "F") THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'36", AN ARC DISTANCE OF 60.43 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD;

THENCE S 31°01'42" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,469.82 FEET;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°25'47", AN ARC DISTANCE OF 703.66 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF N 86°24'06" E ;

THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ANTELOPE ROAD AND ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 02°42'50", AN ARC DISTANCE OF 2.37 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 30,442 SQUARE FEET, OR 0.699 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 "F", 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 SHOWN BY 1.000125036 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2014



**EXHIBIT "B"**

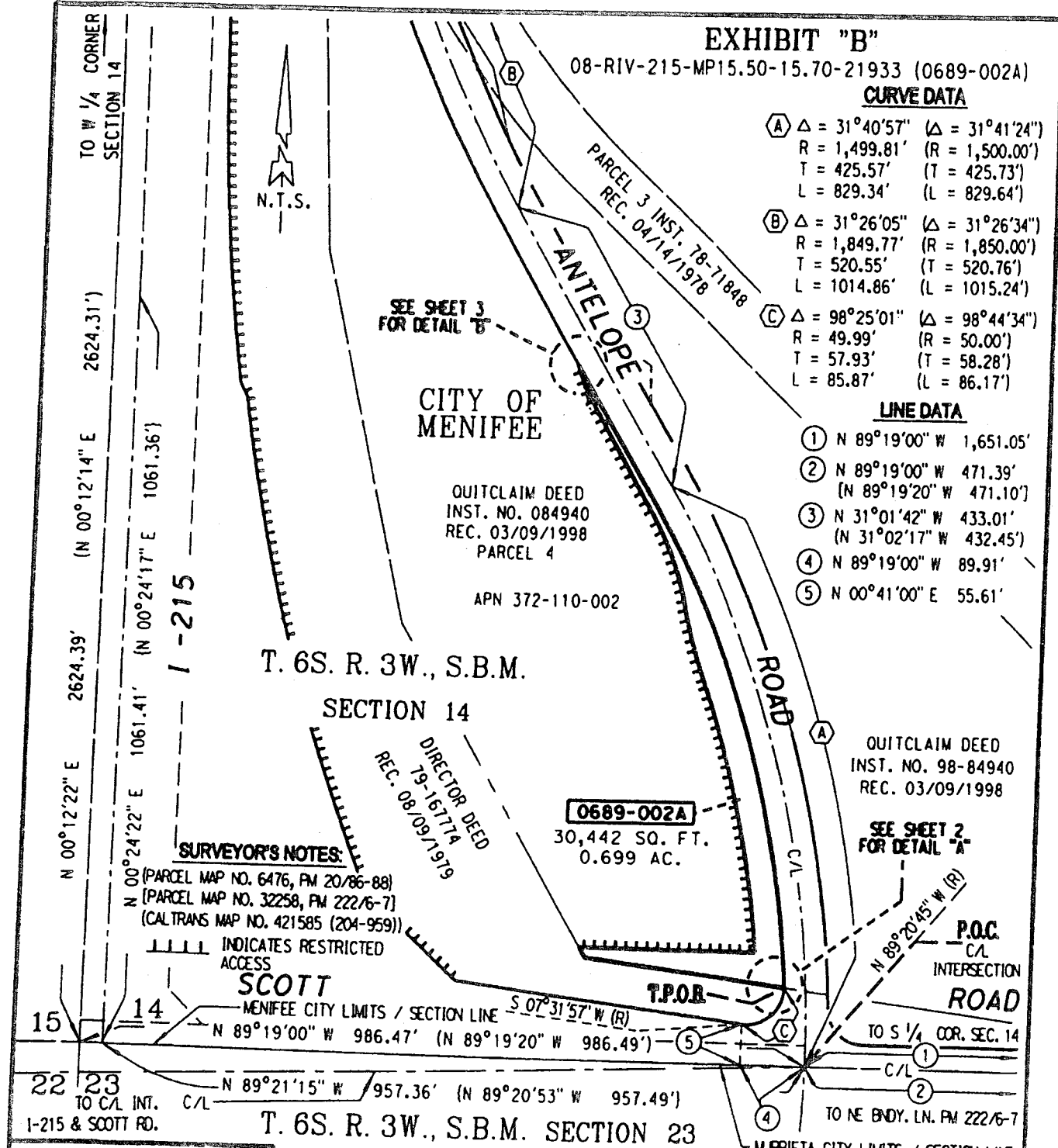
08-RIV-215-MP15.50-15.70-21933 (0689-002A)

**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)  $\Delta = 31^{\circ}26'05''$  ( $\Delta = 31^{\circ}26'34''$ )  
 $R = 1,849.77'$  ( $R = 1,850.00'$ )  
 $T = 520.55'$  ( $T = 520.76'$ )  
 $L = 1014.86'$  ( $L = 1015.24'$ )
- (C)  $\Delta = 98^{\circ}25'01''$  ( $\Delta = 98^{\circ}44'34''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 57.93'$  ( $T = 58.28'$ )  
 $L = 85.87'$  ( $L = 86.17'$ )

**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'



**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))  
 IIIII 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.

**CITY OF MURRIETA**

|  |                     |
|--|---------------------|
| COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.  | PAR. NO.: 0689-002A |
| 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 D. Hunt</i> DATE: 10-30-2013  | W.O. NO.: 83-0689   |
|  | SHEET 1 OF 3        |



**EXHIBIT "B"**

08-RIV-215-MP15.50-15.70-21934 (0689--002A)

**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)  $\Delta = 98^{\circ}25'01''$  ( $\Delta = 98^{\circ}44'34''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 57.93'$  ( $T = 58.28'$ )  
 $L = 85.87'$  ( $L = 86.17'$ )
- (D)  $\Delta = 27^{\circ}25'47''$  ( $\Delta = 27^{\circ}26'45''$ )  
 $R = 1,469.82'$  ( $R = 1,470.00'$ )  
 $T = 358.71'$  ( $T = 345.41'$ )  
 $L = 703.66'$  ( $L = 678.50'$ )
- (E)  $\Delta = 02^{\circ}42'50''$  ( $\Delta = 02^{\circ}23'17''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 1.18'$  ( $T = 1.04'$ )  
 $L = 2.37'$  ( $L = 2.08'$ )

**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']
- (4) N  $89^{\circ}19'00''$  W 89.91'
- (5) N  $00^{\circ}41'00''$  E 55.61'
- (6) N  $82^{\circ}24'10''$  W 277.71'
- (7) N  $30^{\circ}30'51''$  W 15.51'
- (8) S  $89^{\circ}21'42''$  E 241.37'

**RAW 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

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

CITY OF MENIFEE

**0689-002A**  
 30,442 SQ. FT.  
 0.699 AC.

QUITCLAIM DEED  
 INST. NO. 98-84940  
 REC. 03/09/1998  
 PARCEL 4  
 S  $84^{\circ}29'54''$  W (R)

CITY OF MENIFEE

**RAW 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.

SCOTT

TO SW COR. SEC. 14 N  $89^{\circ}19'00''$  W 986.47' (N  $89^{\circ}19'20''$  W 986.49')

C/L

TO C/L INT. I-215 & SCOTT ROAD N  $89^{\circ}21'15''$  W 957.36' (N  $89^{\circ}20'53''$  W 957.49')

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

MURRIETA CITY LIMITS / SECTION LINE

SECTION 23

SEE SHEET 1 FOR DETAIL "A"

P.O.C. CL INTERSECTION TO S  $1/4$  COR. SEC. 14

TO NE BNDY LN. FM 222/6-7

**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))
- INDICATES RESTRICTED ACCESS

PARCEL MAP NO. 30975  
 PM 206/29-31

PARCEL 2

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.

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

PAR. NO.: 0689-002A

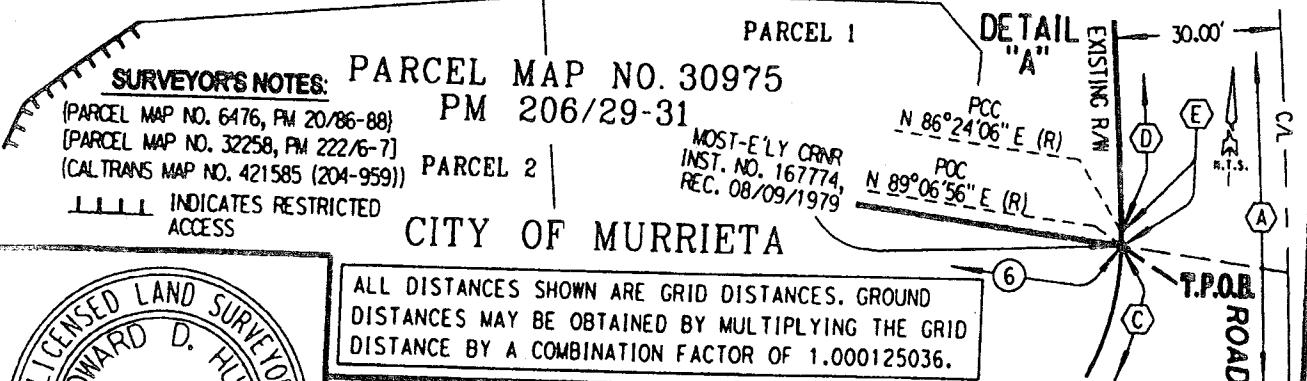
PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3



**EXHIBIT "B"**

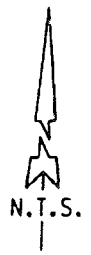
08-RIV-215-MP15.50-15.70-21934 (0689--002A)

**CURVE DATA**

|  |  |
|--|--|
| (A) $\Delta = 31^{\circ}40'57''$<br>R = 1499.81'<br>T = 425.57'<br>L = 829.34' | (H) $\Delta = 31^{\circ}41'24''$<br>(R = 1500.00')<br>(T = 425.73')<br>(L = 829.64') |
| (D) $\Delta = 27^{\circ}25'47''$<br>R = 1469.82'<br>T = 358.71'<br>L = 703.66' | (I) $\Delta = 27^{\circ}26'45''$<br>(R = 1470.00')<br>(T = 345.41')<br>(L = 678.50') |
| (F) $\Delta = 15^{\circ}12'14''$<br>R = 1431.82'<br>T = 191.10'<br>L = 379.95' | (J) $\Delta = 18^{\circ}14'12''$<br>R = 397.00'<br>T = 63.72'<br>L = 126.36'         |
| (G) $\Delta = 09^{\circ}01'13''$<br>R = 703.00'<br>T = 55.45'<br>L = 110.68'   | (K) $\Delta = 11^{\circ}25'36''$<br>R = 303.00'<br>T = 30.31'<br>L = 60.43'          |

**LINE DATA**

- (3) N  $31^{\circ}01'42''$  W 433.01'  
(N  $31^{\circ}02'17''$  W 432.45')
- (9) N  $29^{\circ}55'19''$  W 174.40'
- (10) S  $31^{\circ}01'42''$  E 208.40'



CITY OF MENIFEE

CITY OF MENIFEE

ANTELOPE ROAD

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

QUITCLAIM DEED  
PARCEL 4  
INST. NO. 98-84940  
REC. 03/09/1998

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

APN 372-110-002  
N  $78^{\circ}18'53''$  E (R)  
PRC  
**0689-002A**  
30,442 SQ. FT.  
0.699 AC.  
PARCEL 4  
S  $69^{\circ}17'40''$  W (R)  
PRC

**R/W INFORMATION:**

- (3) R/W PER INST. 222103, REC. 11/07/1977.
- (4) R/W PER INST. 172048, REC. 09/11/1981.
- (5) R/W PER INST. 222104, REC. 11/07/1977.

**SURVEYOR'S NOTES:**

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

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.: 0689-002A

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**  
**0689-002B**

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 084940, 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, ALSO 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 THAT CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS;

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 SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 84°29'54" W;

THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, CONCENTRIC WITH AND DISTANT 72.99 FEET WESTERLY OF SAID CENTERLINE OF ANTELOPE ROAD HAVING A RADIUS OF 1,426.82 FEET AND AN INITIAL RADIAL BEARING OF N 84°28'36" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°10'56", AN ARC DISTANCE OF 378.08 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 708.00 FEET AND AN INITIAL RADIAL BEARING OF N 69°17'40" E;

THENCE NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 111.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 392.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

THENCE NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 124.77 FEET;

THENCE N 29°55'19" W, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 308.00 FEET;

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
0689-002B

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°10'23", AN ARC DISTANCE OF 60.06 FEET;

THENCE N 18°44'56" W, A DISTANCE OF 24.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD;

THENCE S 31°01'42" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 23.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.00 FEET AND AN INITIAL RADIAL BEARING OF S 71°30'17" W;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 11°25'36", AN ARC DISTANCE OF 60.43 FEET;

THENCE S 29°55'19" E, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 397.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 126.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 703.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

THENCE SOUTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 110.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'40" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°12'14", AN ARC DISTANCE OF 379.95 FEET;

THENCE N 89°21'42" W, A DISTANCE OF 5.03 FEET TO THE TRUE POINT OF BEGINNING;

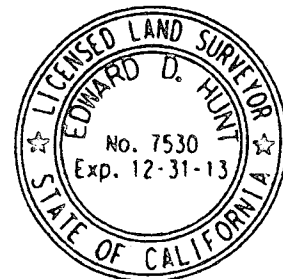
CONTAINING: 4,312 SQUARE FEET, OR 0.099 ACRES, MORE OR LESS.

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013





# EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21934 (0689--002B)

## 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)  $\Delta = 98^{\circ}25'01''$  ( $\Delta = 98^{\circ}44'34''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 57.94'$  ( $T = 58.28'$ )  
 $L = 85.87'$  ( $L = 86.17'$ )
- (D)  $\Delta = 27^{\circ}25'47''$  ( $\Delta = 27^{\circ}26'45''$ )  
 $R = 1,469.82'$  ( $R = 1,470.00'$ )  
 $T = 358.71'$  ( $T = 345.41'$ )  
 $L = 703.66'$  ( $L = 678.50'$ )
- (E)  $\Delta = 02^{\circ}42'50''$  ( $\Delta = 02^{\circ}23'17''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 1.18'$  ( $T = 1.04'$ )  
 $L = 2.37'$  ( $L = 2.08'$ )

## 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']
- (4) N  $89^{\circ}19'00''$  W 89.91'
- (5) N  $00^{\circ}41'00''$  E 55.61'
- (6) N  $82^{\circ}24'10''$  W 277.71'
- (7) N  $30^{\circ}30'51''$  W 15.51'
- (8) S  $89^{\circ}21'42''$  E 236.34'
- (13) N  $89^{\circ}21'42''$  W 5.03'

## 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. 084940 4,312 SQ. FT.  
 REC. 03/09/1998 0.099 AC.  
 PARCEL 4

**0689-002B**

**0689-002A**

## 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.

CITY OF MENIFEE

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

SECTION 14

CITY OF MENIFEE

SEE SHEET 1 FOR DETAIL "A"

GRANT DEED  
 INST. NO. 79-274622  
 REC. 12/28/1979

SCOTT ROAD

MENIFEE CITY LIMITS / SECTION LINE

ROAD

TO SW COR. SEC. 14

N  $89^{\circ}19'00''$  W 986.47' (N  $89^{\circ}19'20''$  W 986.49')

CA

TO CA INT. I-215 & SCOTT ROAD

N  $89^{\circ}21'15''$  W 957.36' (N  $89^{\circ}20'53''$  W 957.49')

MURRIETA CITY LIMITS / SECTION LINE

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

SECTION 23

TO NE BNDY LN. FM 222/6-7

## 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))
- INDICATES RESTRICTED ACCESS

PARCEL MAP NO. 30975

PM 206/29-31

PARCEL 2

MOST-E'LY CORNER  
 INST. NO. 167774,  
 REC. 08/09/1979

CITY OF MURRIETA

DETAIL "A"

PCC S  $89^{\circ}24'06''$  W (R)

POC S  $89^{\circ}06'56''$  W (R)



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.: 0689-002B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3

**EXHIBIT "B"**

08-RIV-215-MP15.50-15.70-21934 (0689--002B)

**CURVE DATA**

|   |  |   |   |
|---|--|---|---|
| (A) $\Delta = 31^{\circ}40'57''$<br>R = 1,499.81'<br>T = 425.57'<br>L = 829.34' | (I) $\Delta = 11^{\circ}10'23''$<br>R = 308.00'<br>T = 30.13'<br>L = 60.06'  | (D) $\Delta = 27^{\circ}25'47''$<br>R = 1,469.82'<br>T = 358.71'<br>L = 703.66' | (M) $\Delta = 15^{\circ}12'14''$<br>R = 1,431.82'<br>T = 191.10'<br>L = 379.95' |
| (B) $\Delta = 31^{\circ}41'24''$<br>R = 1,500.00'<br>T = 425.73'<br>L = 829.64' | (J) $\Delta = 11^{\circ}25'36''$<br>R = 303.00'<br>T = 30.31'<br>L = 60.43'  | (E) $\Delta = 27^{\circ}26'45''$<br>R = 1,470.00'<br>T = 345.41'<br>L = 678.50' | (K) $\Delta = 18^{\circ}14'12''$<br>R = 397.00'<br>T = 63.72'<br>L = 126.36'    |
| (F) $\Delta = 15^{\circ}10'56''$<br>R = 1,426.82'<br>T = 190.15'<br>L = 378.08' | (L) $\Delta = 09^{\circ}01'13''$<br>R = 703.00'<br>T = 55.45'<br>L = 110.68' | (G) $\Delta = 09^{\circ}01'13''$<br>R = 708.00'<br>T = 55.85'<br>L = 111.46'    | (N) $\Delta = 18^{\circ}14'12''$<br>R = 392.00'<br>T = 62.92'<br>L = 124.77'    |



CITY OF MENIFEE

CITY OF MENIFEE

ANTELOPE ROAD

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

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
PARCEL 4

**LINE DATA**

- (3) N 31°01'42" W 433.01'  
(N 31°02'17" W 432.45')
- (9) N 29°55'19" W 174.40'
- (10) N 18°44'56" W 24.33'
- (11) S 31°01'42" E 23.53'
- (12) S 29°55'19" E 174.40'
- (14) S 31°01'42" E 208.40'

N 78°18'53" E (R)  
PRC

**0689-002B**  
4,312 SO. FT.  
0.099 AC.

APN 372-110-002

N 69°17'40" E (R)  
PRC

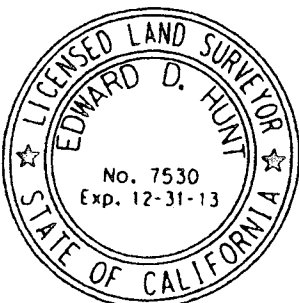
**SURVEYOR'S NOTES:**

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

|||| INDICATES RESTRICTED ACCESS

**R/W INFORMATION:**

- (3) R/W PER INST. 222103, REC. 11/07/1977.
- (4) R/W PER INST. 172048, REC. 09/11/1981.
- (5) R/W PER INST. 222104, REC. 11/07/1977.



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.: 0689-002B

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3







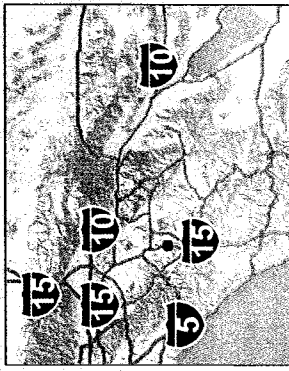
# Attachment 1: Approval of Right of Way Acquisition Agreement

Menifee: Interstate 215 - Scott Road Interchange Project



## Legend

RCLIS Parcels



0 1,406 2,812 Feet



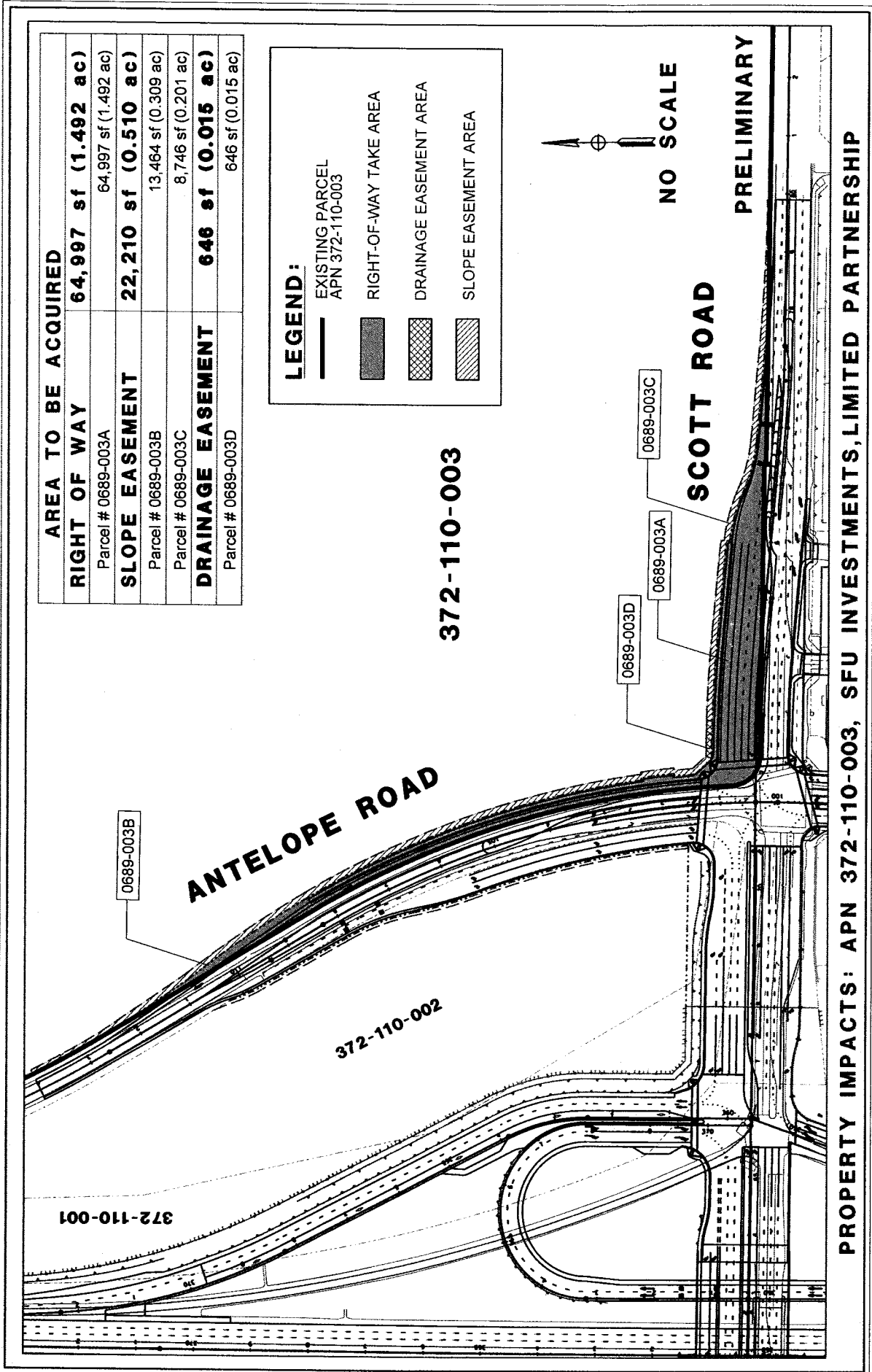
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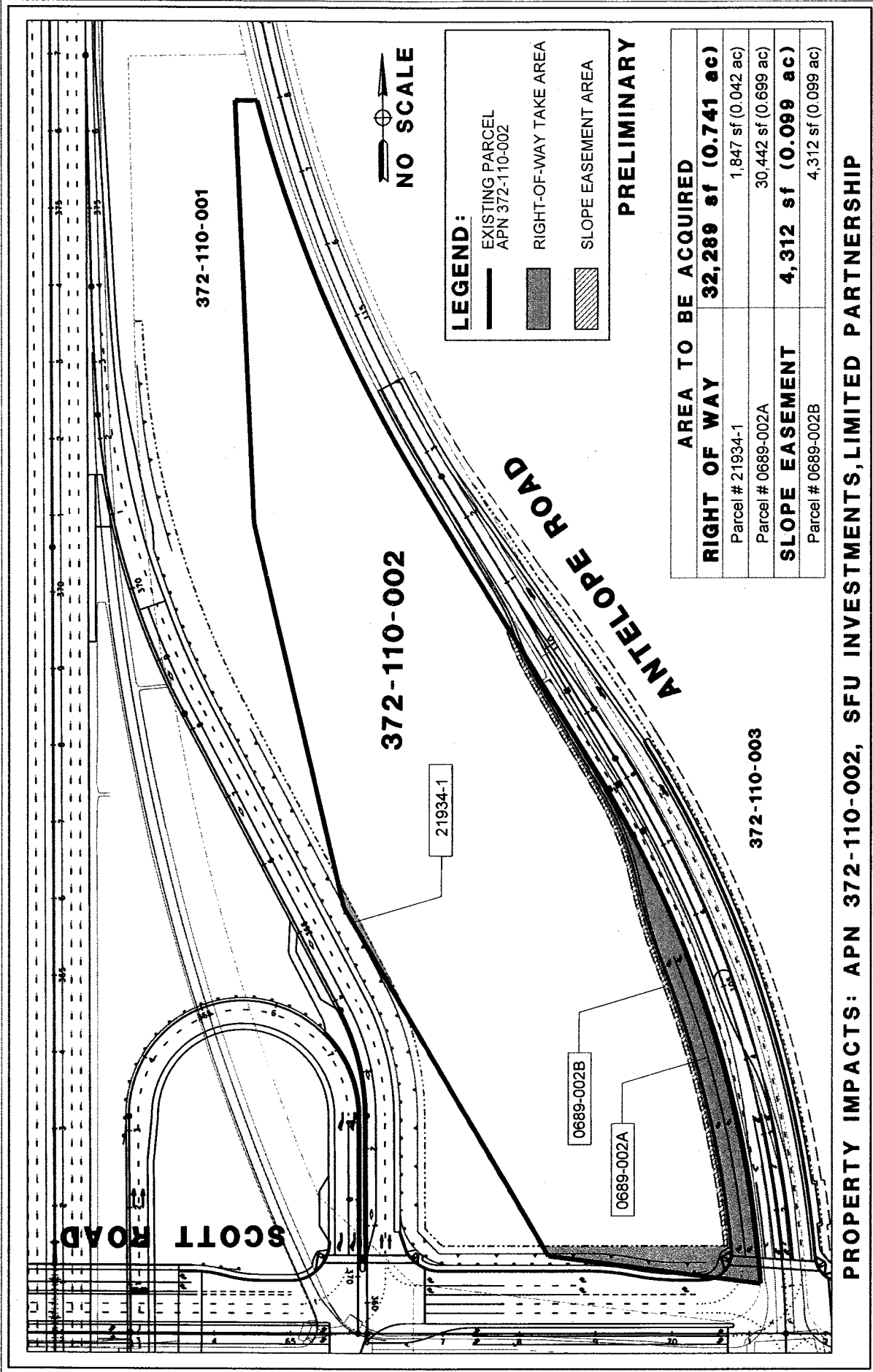
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**Notes**  
APNs: 372-110-002 and 372-110-003  
District 3

# ATTACHMENT 2



# ATTACHMENT 2



PROPERTY IMPACTS: APN 372-110-002, SFU INVESTMENTS, LIMITED PARTNERSHIP

1 PROJECT: I-215 / Scott Road Interchange Project

2 PARCEL(S): 21934-1, 0689-002A and 0689-002B

3 APN: 372-110-002 (PORTION)

4  
5 **RIGHT OF WAY ACQUISITION AGREEMENT**

6 This Right of Way Acquisition Agreement, ("Agreement"), is made by and  
7 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California  
8 ("County"), and SFU INVESTMENTS LIMITED PARTNERSHIP, a California limited  
9 partnership ("Grantor"). County and Grantor are sometimes collectively referred to as  
10 "Parties."

11 **RECITALS**

12 WHEREAS, Grantor owns that certain real property located at the northwest  
13 quadrant of Scott Road and Antelope Road, City of Menifee, County of Riverside, State  
14 of California, as depicted on the Plat Map identified as Attachment 1, attached hereto  
15 and made a part hereof. The real property consisting of ±9.531 acres of vacant land  
16 and is also known as Assessor's Parcel Number: 372-110-002 ("Property"); and

17 WHEREAS, Grantor desires to sell to the County and the County desires to  
18 purchase a portion of the fee simple interest in the portion of the Property, as well as a  
19 slope easement, for the purpose of constructing the I-215 / Scott Road Interchange  
20 Project ("Project") as follows: a Grant Deed in favor of the State of California for a  
21 portion of the Property referenced as Parcel 21934-1 and described on Attachment 2A,  
22 attached hereto and made a part hereof; and a Grant Deed in favor of the City of  
23 Menifee for a portion of the Property referenced as Parcel 0689-002A and described  
24 on Attachment 2B, attached hereto and made a part hereof together consisting of a  
25 total of 0.741 acres (the real property described and depicted in Attachment 2A and 2B  
26 are collectively referred to as the "Right of Way Property"); and a Slope Easement  
27 Deed in favor of City of Menifee referenced as Parcel 0689-002B and described on  
28

1 Attachment 2C, attached hereto and made a part hereof consisting of 0.099 acres  
2 ("Slope Easement Area"), pursuant to the terms and conditions set forth herein; 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 1. 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 fee  
14 title to the Right-of-Way Property described herein and an easement over the Slope  
15 Easement Area, under the terms and conditions set forth in this Agreement. The full  
16 consideration for the Right-of-Way Property and Slope Easement consists of the  
17 purchase price amount for the real property interests to be acquired by the County  
18 ("Purchase Price"). The Purchase Price in the amount of Five Hundred and Four  
19 Thousand Four Hundred and Fifty-Three Dollars (\$504,453) is to be distributed to  
20 Grantor in accordance with this Agreement.

21 3. County Responsibilities.

22 A. Upon the mutual execution of this Agreement, County will promptly  
23 open escrow ("Escrow") with Lawyers Title Company located at 4100 Newport Place  
24 Drive, Suite 120, Newport Beach, California 92660, Attention: Grace Kim; Phone  
25 Number: (949) 724-3170; Email: unit10@ltic.com ("Escrow Holder"). Promptly on the  
26 Escrow Holder's request the Parties shall execute such additional Escrow instructions  
27 as are reasonably required to consummate the transaction contemplated by this  
28 Agreement and are not inconsistent with this Agreement. In the event of any conflict

1 between the terms of this Agreement and any additional Escrow instructions, the terms  
2 of this Agreement shall control. The Escrow Holder will hold all funds deposited by the  
3 County in an escrow account ("Escrow Account") that is interest bearing and at a bank  
4 approved by Grantor with interest accruing for the benefit of Grantor. The Escrow  
5 Account shall remain open until all charges due and payable have been paid and  
6 settled; any remaining funds shall be refunded to the County.

7           B.     Upon the opening of Escrow, the County shall deposit the  
8 Purchase Price in the amount Five Hundred Four Thousand Four Hundred and Fifty  
9 Three Dollars (\$504,453) (the "Deposit").

10           C.     Escrow.

11                   i.     Closing Date. On or before the date that is forty-five  
12 (45) days after the Effective Date ("Closing Date"), Escrow shall close ("Close of  
13 Escrow"). In the event that Escrow fails to close on or before the Closing Date for a  
14 reason other than the default of County or Grantor, either Party may, by delivery of  
15 written notice to the other Party and to Escrow Holder, terminate this Agreement and  
16 cancel Escrow, in which event Escrow Holder shall immediately deliver to each Party  
17 such funds and documents deposited by each Party with Escrow Holder and neither  
18 Party shall have any further rights, liabilities or obligations in connection with this  
19 Agreement.

20                   ii.    Closing Costs. County will deposit with Escrow  
21 Holder at least two (2) weeks prior to the Closing Date amounts sufficient for all escrow,  
22 recording and reconveyance fees incurred in this transaction, and if title insurance is  
23 desired by County, the premium charged therefore. Said escrow and recording charges  
24 shall not include documentary transfer tax as County is exempt pursuant to Ca Govt.  
25 Code section 6103 and Ca Revenue and Taxation Code section 11922.

26                   iii.   County will also deposit at least two (2) weeks prior to  
27 the Closing Date all other such documents consistent with this Agreement as are  
28 reasonably required by Escrow Holder or otherwise to close Escrow.

1           D. County will authorize the Escrow Holder to close Escrow and  
2 release the Purchase Price, without deduction for closing costs, in accordance with the  
3 provisions herein, to Grantor conditioned only upon the satisfaction by County of the  
4 following:

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

8           a. The two (2) grant deeds and one (1) slope easement  
9 deed executed, acknowledged and delivered to Monica Tlaxcala, Real Property Agent  
10 for the County or to Escrow Holder, substantially in the forms attached hereto as  
11 Attachment 3, (Deeds) granting the portion of the Right of Way Property, subject to the  
12 following:

13           E. Title to the Right of Way Property shall be free and clear of all  
14 liens, encumbrances, easements, leases (recorded or unrecorded), and taxes except  
15 those encumbrances and easements which are identified on the Preliminary Report  
16 dated as of October 30, 2014 and issued by Lawyers Title Company, a copy of which is  
17 attached hereto as Attachment 4, provided that all delinquent taxes, special taxes and  
18 assessments referred to therein shall be paid at the Close of Escrow from proceeds  
19 due to Grantor and all non-delinquent taxes, special taxes and assessments shall be  
20 prorated as of the Closing Date.

21           F. At Close of Escrow, County is authorized to deduct and pay from  
22 amount shown in the Deposit, any amount necessary to satisfy and bring current as of  
23 the date of the Close of Escrow all real property taxes, bonds, and assessments, liens,  
24 penalties, cost and interest thereon.

25           G. At the Close of Escrow, Escrow Holder shall disburse to Grantor  
26 the Purchase Price, less the foregoing amounts necessary to satisfy and bring current  
27 as of the date of the Close of Escrow real property taxes, bonds, and assessments,  
28 liens, penalties, cost and interest thereon.

1           H.       The Grantor hereby represents and warrants that during the period  
2 of Grantor's ownership of the Property, there have been no disposals, releases or  
3 threatened releases of hazardous substances or hazardous wastes on, from, or under  
4 the Property. Grantor further represents and warrants that Grantor has no knowledge  
5 of any disposal, release or threatened release of hazardous substances or hazardous  
6 wastes, on, from, or under the Property which may have occurred prior to Grantor  
7 taking title to the Property.

8           I.       The acquisition price of the Property being acquired in this  
9 transaction reflects the fair market value of the Property without the presence of  
10 contamination. If the Property being acquired is found to be contaminated by the  
11 presence of hazardous waste which required mitigation under Federal or State law, the  
12 County may elect to recover its cleanup costs from those who caused or contributed to  
13 the contamination

14           J.       For the purposes of this Agreement, as applicable, Grantor, and  
15 Grantor's parent, subsidiary and related companies, and their shareholders, partners,  
16 officers, directors, employees, designees, consultants, agents, successors and assigns  
17 shall be collectively referred to as the "Affiliates".

18           K.       To the maximum extent permitted by law, Grantor and its Affiliates  
19 shall not be liable for any liabilities, losses, damages, demands, injuries, actions,  
20 proceedings, causes of action or claims of any kind or character costs and expenses  
21 (including court costs and reasonable attorney, experts,' and consultants' fees and  
22 costs) of any nature whatsoever, at law or in equity (collectively "Claims") to any  
23 person, including, without limitation, County, the City of Menifee or the State of  
24 California in any way arising out of or relating to the Right of Way Property or the Slope  
25 Easement Area, including, without limitation, any such Claims in any way relating to: (i)  
26 any defects in title to the Right of Way Property and the Slope Easement Area, (ii) the  
27 physical condition of the Right of Way Property and the Slope Easement Area,  
28 including, without limitation, any defect in the design, construction of, maintenance of



1 and/or material in any structure, equipment or improvements in, on or about the Right  
2 of Way Property and the Slope Easement Area as well as any slope failure or  
3 subsurface grading, geologic or groundwater condition, (iii) the environmental  
4 condition, including the presence, disposal, migration, release or deposit of asbestos,  
5 mold, lead based paint, radon and any other Hazardous Materials or toxic substances  
6 or materials (as defined by applicable laws and specifically including crude oil,  
7 petroleum products and petroleum hydrocarbons) in, on, under or about the Right of  
8 Way Property and the Slope Easement Area, (iv) the biological condition of the Right of  
9 Way Property and the Slope Easement Area, including without limitation, the presence  
10 of endangered or threatened species, wetlands, waterways, vernal pools and the like,  
11 (v) any prior use of the Right of Way Property and the Slope Easement Area or any  
12 part thereof, (vi) any zoning, permitting and licensing matters pertaining to the Right of  
13 Way Property and the Slope Easement Area or compliance therewith, (vii) any  
14 noncompliance with laws, (v) any shortages in square footage or area of the Right of  
15 Way Property and the Slope Easement Area, and (vi) the application of the principles  
16 of strict liability, negligence and any other theory of law with respect to any act or  
17 omission of Grantor, County, the City of Menifee and/or the State of California or their  
18 respective agents, employees, licensees, invitees or contractors relating to the Right of  
19 Way Property and the Slope Easement Area and/or the structures, equipment, and  
20 improvements thereon.

21 L. As a covenant that shall survive the Close of Escrow, County  
22 waives, releases and holds Grantor and its Affiliates harmless from and against all  
23 Claims against them relating in any way to the Right of Way Property and the Slope  
24 Easement Area, including, without limitation, those set forth in the foregoing paragraph  
25 J. The foregoing release and hold harmless provision shall apply to any Claim or action  
26 brought by County, the City of Menifee and the State of California, as well as their  
27 contractors, subcontractors, agents, employees, representatives, affiliates, successors  
28 and assigns or by any other governmental agency or entity under any statute or

1 common law now or hereinafter in effect and is intended to apply with respect to any  
2 Claims regardless of whether the Claims relate to matters arising before or after the  
3 conveyance the Right of Way Property and the Slope Easement Area to County as  
4 contemplated herein. The foregoing release includes Claims of which County is  
5 presently unaware or which County does not presently suspect to exist which, if known  
6 by County would materially affect County's release of Grantor and its Affiliates. County  
7 specifically waives and relinquishes all rights and benefits accorded to County under  
8 Section 1542 of the Civil Code of the State of California with respect to Grantor. Civil  
9 Code Section 1542 states as follows:

10  
11 **"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE**  
12 **CREDITOR DOES NOT KNOW OR EXPECT TO EXIST IN HIS OR HER FAVOR AT**  
13 **THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN TO HIM OR HER**  
14 **MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE**  
15 **DEBTOR."**

16 MA

17 County's Initials

18 H y w

19 Grantor's Initials

20 M. As a covenant that shall survive the Close of Escrow, County  
21 agrees to indemnify, defend and hold harmless Grantor and its successors and assigns  
22 and their respective officers, directors, shareholders, employees, contractors,  
23 licensees, tenants, agents, and representatives (individually and collectively,  
24 "Indemnified Parties") from and against any Claims and liens (including mechanic's  
25 liens) arising directly or indirectly out of or relating to (a) any act or omission in  
26 connection with the use of the Right of Way Property and Slope Easement granted  
27 under this Agreement; (b) the negligence, willful misconduct, or intentional act of  
28 County or any County employees, contractors, agents, tenants, invitees, assignees or  
licensees; (c) the use, transport, storage, release, or disposal of any Hazardous  
Materials on the Right-of-Way Property or Slope Easement Area, and/or (d) any breach

1 of County's obligations under this Agreement. County's obligations under this section  
2 shall not extend to any Claims to the extent such Claims arise from the negligence,  
3 willful misconduct, or intentional act of Grantor or its successors and assigns. As used  
4 in this Agreement, "Hazardous Materials" shall mean any material or substance defined  
5 or regulated as a hazardous or toxic material, waste, or substance under any federal,  
6 state, or local law, statute, ordinance, regulation, guideline, order, judicial or  
7 administrative decision, and/or any applicable insurance policy presently in effect or as  
8 may be modified from time to time after the date of this Agreement, and shall  
9 specifically include, but not be limited to, petroleum products and byproducts. County  
10 accepts the Right-of-Way Property and Slope Easement Area "as-is."

11 N. County is a public entity possessing the authority to acquire real  
12 property through eminent domain proceedings. The Parties acknowledge that the Right  
13 of Way Property and the Slope Easement Area is being conveyed by Grantor to  
14 County in lieu of condemnation by County.

15 Both Grantor and County recognize the expense, time, effort, and risk to  
16 both Parties in determining the compensation for the Right of Way Property and Slope  
17 Easement Area by eminent domain litigation. The compensation set forth herein for the  
18 Right of Way Property and the Slope Easement Area is in compromise and settlement,  
19 in lieu of such litigation.

20 4. Grantor Responsibilities.

21 A. At least sixty (60) days prior to the Closing Date, Grantor shall  
22 execute and acknowledge a Grant Deed in favor of the State of California dated  
23 1-14-15 identified as Parcel Number 21934-1; a Grant Deed in favor of the City of  
24 Menifee dated 1-14-15 identified as Parcel Number 0689-002A; and a Slope  
25 Easement Deed in favor of the City of Menifee dated 1-14-15 identified as Parcel  
26 Number 0689-002B and deliver deeds to Monica Tlaxcala, Real Property Agent for the  
27 County or to the Escrow Holder.



1 of County's condemnation of the Right of Way Property, was obtained without any  
2 coercion or promises other than those provided herein and the parties enter into this  
3 Agreement freely and voluntarily.

4 4. Except as set forth in Slope Easement, the performance of this  
5 Agreement constitutes the entire consideration for the acquisition of the Right of Way  
6 Property and the Slope Easement Area and shall relieve the County of all further  
7 obligations or claims pertaining to the acquisition of the Right of Way Property and the  
8 Slope Easement Area or pertaining to the location, grade or construction of the  
9 proposed public improvement.

10 5. This Agreement is made solely for the benefit of the Parties to this  
11 Agreement and their respective successors and assigns, and no other person or entity  
12 may have or acquired any right by virtue of this Agreement.

13 6. This Agreement shall not be changed, modified, or amended except upon  
14 the written consent of the Parties hereto.

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

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

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

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           11. Time shall be of the essence as to all dates and times of performance,  
5 whether they are contained herein or contained in any Escrow instructions to be  
6 executed pursuant to this Agreement, and all escrow instructions shall contain a  
7 provision to this effect.

8           12. If any action, suit, or other proceeding is instituted by either party to  
9 remedy, prevent, and/or obtain relief from breach of this Agreement, or to otherwise  
10 interpret and/or enforce the terms of this Agreement, the prevailing party shall be  
11 entitled to recover its reasonable attorney's fees and costs in each and every such  
12 action, suit or other proceeding, including any and all appeals or petitions related  
13 thereto. Any action at law or in equity brought by either of the Parties for the purpose of  
14 enforcing a right or rights provided for by this Agreement shall be tried in a court of  
15 competent jurisdiction in the County of Riverside, State of California.

16           13. When signed by Grantor, this instrument constitutes an offer to County  
17 which must be accepted, if at all, by delivery to Grantor and Escrow Holder of fully  
18 executed originals (one for Grantor and one for escrow) along with the Purchase Price  
19 to Escrow Holder on or before 5:00 p.m. local time, on the one-hundredth (100th) day  
20 after the date set forth under Grantor's signature below, failing which, said offer shall  
21 be automatically revoked, terminated and of no force or effect unless the parties agree,  
22 in writing, to an extension of time.

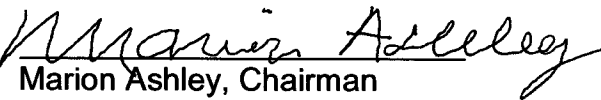
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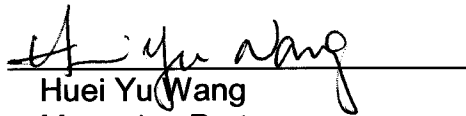
1 In Witness Whereof, the Parties have executed this Agreement the day and year  
2 last below written.

3  
4 Dated: OCT 20 2015 Dated: \_\_\_\_\_

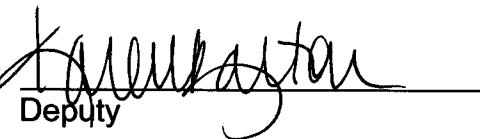
5  
6 COUNTY:  
7 COUNTY OF RIVERSIDE, a political  
8 subdivision of the State of California

GRANTOR:  
9 SFU INVESTMENTS  
10 LIMITED PARTNERSHIP, a California  
11 limited partnership


12 By:   
13 Marion Ashley, Chairman  
14 Board of Supervisors

By:   
Hwei Yu Wang  
Managing Partner

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

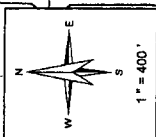
By:   
Deputy

18 APPROVED AS TO FORM:  
19 Gregory P. Priamos  
20 County Counsel

By:   
21 **SYNTHIA M. GUNZEL**  
22 Deputy County Counsel

372-11  
357-23

TRA 054-017



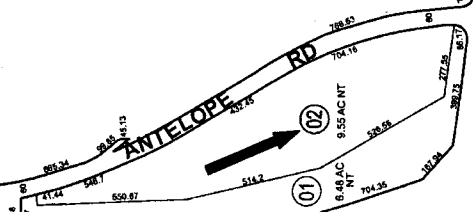
SEC. 14 T6S R3W

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

14 5178.88

05  
78.32 AC ML

03  
122.36 AC ML



STATE HWY 215

SCOTT ROAD

15 14

22

23

DATA  
STATE HWY MAP  
PM 2087  
PM 1974  
US 2824

|         |        |
|---------|--------|
| Bk. 380 | Pg. 35 |
| Bk. 372 | Pg. 10 |
| Bk. 372 | Pg. 12 |
| Bk. 384 | Pg. 18 |
| Bk. 388 | Pg. 01 |
| Bk. 388 | Pg. 02 |
| Bk. 388 | Pg. 03 |
| Bk. 388 | Pg. 06 |



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

DV Underwood

APRIL 2009

DATE  
4/21/2009 11:05:11 AM  
FILE NO.  
B.S.T.



ATTACHMENT 2  
Legal Descriptions and Plat Maps

2A – Grant Deed

1. A portion of APN: 372-110-002; Parcel 21934-1 in favor of the State of California

2B – Grant Deed

2. A portion of APN: 372-110-002 ; Parcel 0689-002A in favor of the City of Menifee

2C – Slope Easement

3. A portion of APN: 372-110-002 ; Parcel 0689-002B in favor of the City of Menifee

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**21934-1**

BEING A PORTION OF "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 98-84940, 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 INTERSECTION 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, ALSO 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 THAT CERTAIN PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS;

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 SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 309.89 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N 30°30'51" W ALONG SAID EASTERLY LINE, A DISTANCE OF 171.51 FEET TO AN ANGLE POINT THEREIN;

THENCE N 13°05'33" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 56.32 FEET;

(COURSE "A") THENCE S 27°18'47" E, A DISTANCE OF 169.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.24 FEET;

(COURSE "B") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'32", AN ARC DISTANCE OF 56.36 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 1,847 SQUARE FEET, OR 0.042 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" AND "B" HEREINABOVE DESCRIBED.

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
21934-1

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: 12-29-2014



**EXHIBIT "B"**

08-RIV-215-PM15.65-21934 (21934-1)

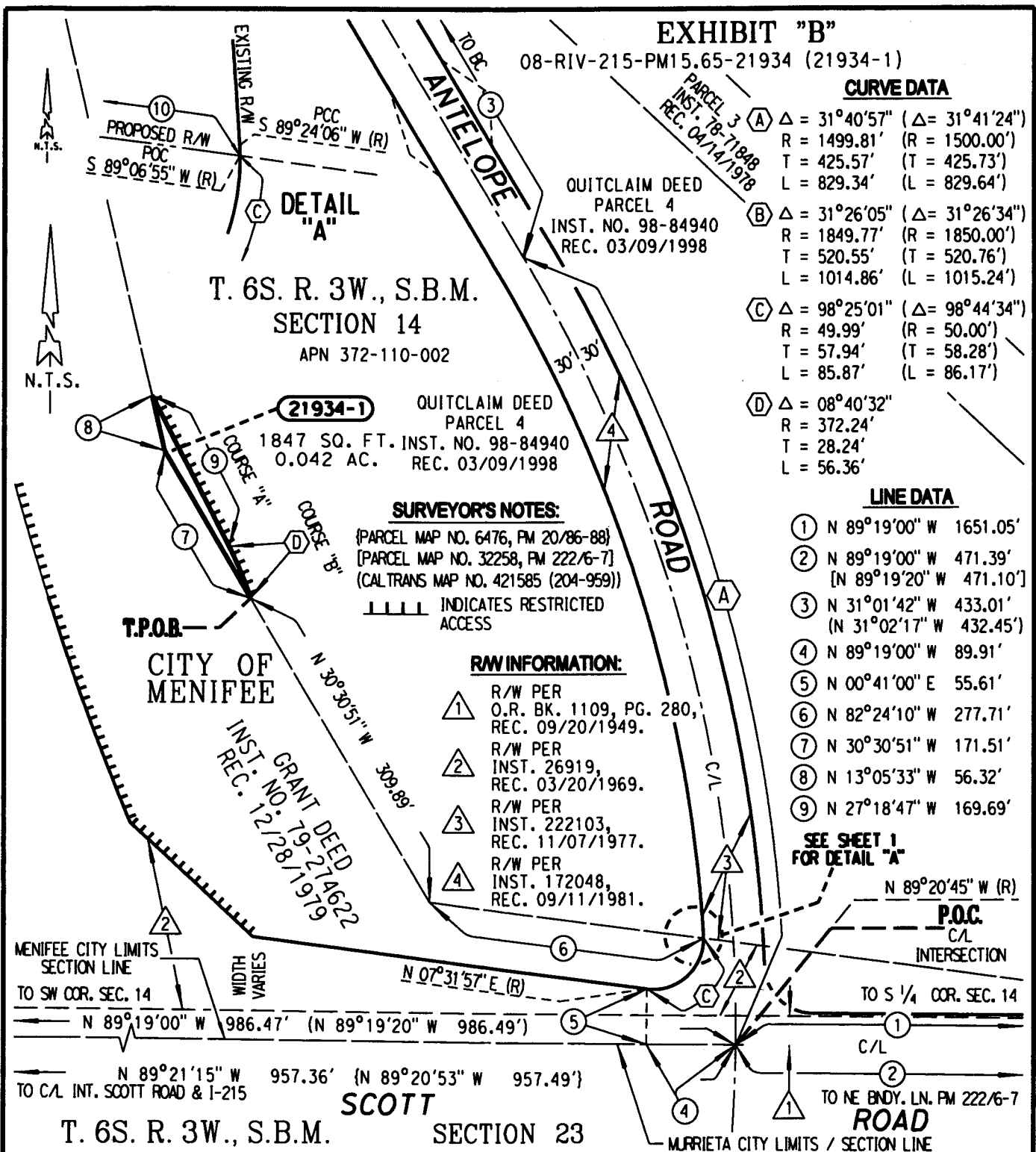
**CURVE DATA**

- (A)  $\Delta = 31^{\circ}40'57''$  ( $\Delta = 31^{\circ}41'24''$ )  
 $R = 1499.81'$  ( $R = 1500.00'$ )  
 $T = 425.57'$  ( $T = 425.73'$ )  
 $L = 829.34'$  ( $L = 829.64'$ )
- (B)  $\Delta = 31^{\circ}26'05''$  ( $\Delta = 31^{\circ}26'34''$ )  
 $R = 1849.77'$  ( $R = 1850.00'$ )  
 $T = 520.55'$  ( $T = 520.76'$ )  
 $L = 1014.86'$  ( $L = 1015.24'$ )
- (C)  $\Delta = 98^{\circ}25'01''$  ( $\Delta = 98^{\circ}44'34''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 57.94'$  ( $T = 58.28'$ )  
 $L = 85.87'$  ( $L = 86.17'$ )
- (D)  $\Delta = 08^{\circ}40'32''$   
 $R = 372.24'$   
 $T = 28.24'$   
 $L = 56.36'$

**LINE DATA**

- (1) N 89°19'00" W 1651.05'
- (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 171.51'
- (8) N 13°05'33" W 56.32'
- (9) N 27°18'47" W 169.69'

SEE SHEET 1 FOR DETAIL "A"



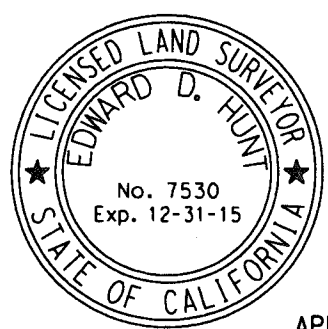
**SURVEYOR'S NOTES:**

{PARCEL MAP NO. 6476, FM 20/86-88}  
 {PARCEL MAP NO. 32258, FM 222/6-7}  
 (CALTRANS MAP NO. 421585 (204-959))  
 |||| 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.: 21934-1  
 PREPARED BY: KNV  
 SCALE: N.T.S.  
 DATE: DECEMBER, 2014  
 W.O. NO.: B3-0689

APPROVED BY: *Edward D. Hunt* DATE: 12-29-2014

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION**  
**0689-002A**

BEING A PORTION OF "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 084940, 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, ALSO 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 THAT CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS, BEING THE **TRUE POINT OF BEGINNING**;

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 SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET;

(COURSE "A") THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 84°29'54" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

(COURSE "B") THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°12'14", AN ARC DISTANCE OF 379.95 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 703.00 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'40" W;

(COURSE "C") THENCE NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 110.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 397.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

(COURSE "D") THENCE NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 126.36 FEET;

(COURSE "E") THENCE N 29°55'19" W, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.00 FEET;

EXHIBIT "A"  
SCOTT ROAD (I-215 INTERCHANGE)  
LEGAL DESCRIPTION (CONTINUED)  
0689-002A

(COURSE "F") THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'36", AN ARC DISTANCE OF 60.43 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD;

THENCE S 31°01'42" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 208.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,469.82 FEET;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°25'47", AN ARC DISTANCE OF 703.66 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 49.99 FEET AND AN INITIAL RADIAL BEARING OF N 86°24'06" E ;

THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ANTELOPE ROAD AND ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 02°42'50", AN ARC DISTANCE OF 2.37 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 30,442 SQUARE FEET, OR 0.699 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 "F", 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 SHOWN BY 1.000125036 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2014



**EXHIBIT "B"**

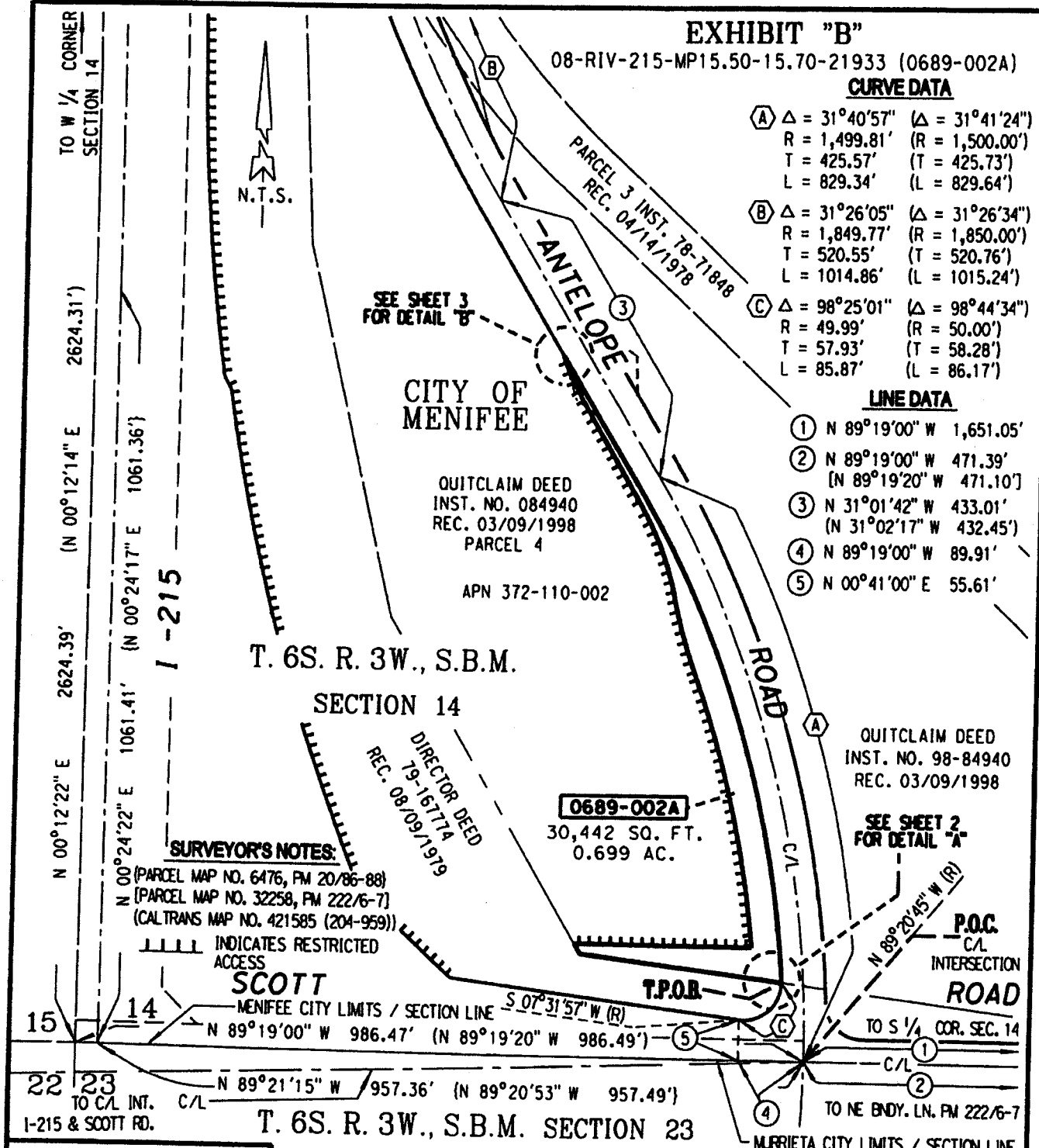
08-RIV-215-MP15.50-15.70-21933 (0689-002A)

**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)  $\Delta = 31^{\circ}26'05''$  ( $\Delta = 31^{\circ}26'34''$ )  
 $R = 1,849.77'$  ( $R = 1,850.00'$ )  
 $T = 520.55'$  ( $T = 520.76'$ )  
 $L = 1014.86'$  ( $L = 1015.24'$ )
- (C)  $\Delta = 98^{\circ}25'01''$  ( $\Delta = 98^{\circ}44'34''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 57.93'$  ( $T = 58.28'$ )  
 $L = 85.87'$  ( $L = 86.17'$ )

**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'



**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))  
 [---] 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.  
**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.:    | 0689-002A     |
| PREPARED BY: | KNV           |
| SCALE:       | N.T.S.        |
| DATE:        | OCTOBER, 2013 |
| W.O. NO.:    | B3-0689       |
| SHEET 1 OF 3 |               |

**CITY OF MURRIETA**

# EXHIBIT "B"

08-RIV-215-MP15.50-15.70-21934 (0689--002A)

## 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)  $\Delta = 98^\circ 25' 01''$  ( $\Delta = 98^\circ 44' 34''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 57.93'$  ( $T = 58.28'$ )  
 $L = 85.87'$  ( $L = 86.17'$ )
- (D)  $\Delta = 27^\circ 25' 47''$  ( $\Delta = 27^\circ 26' 45''$ )  
 $R = 1,469.82'$  ( $R = 1,470.00'$ )  
 $T = 358.71'$  ( $T = 345.41'$ )  
 $L = 703.66'$  ( $L = 678.50'$ )
- (E)  $\Delta = 02^\circ 42' 50''$  ( $\Delta = 02^\circ 23' 17''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 1.18'$  ( $T = 1.04'$ )  
 $L = 2.37'$  ( $L = 2.08'$ )

## 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']
- (4) N  $89^\circ 19' 00''$  W 89.91'
- (5) N  $00^\circ 41' 00''$  E 55.61'
- (6) N  $82^\circ 24' 10''$  W 277.71'
- (7) N  $30^\circ 30' 51''$  W 15.51'
- (8) S  $89^\circ 21' 42''$  E 241.37'

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

CITY OF MENIFEE

**0689-002A**

30,442 SQ. FT.  
0.699 AC.

QUITCLAIM DEED SECTION 14  
INST. NO. 98-84940  
REC. 03/09/1998  
PARCEL 4

PARCEL 4

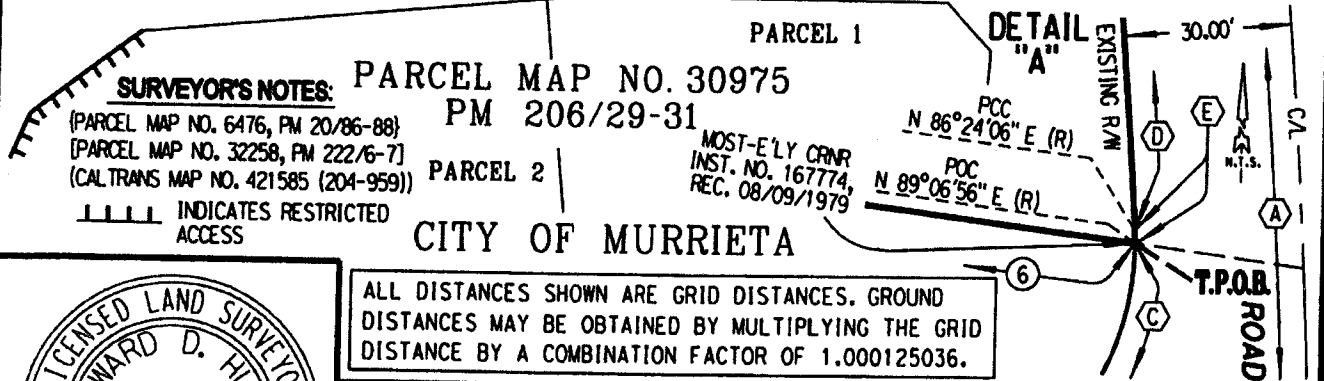
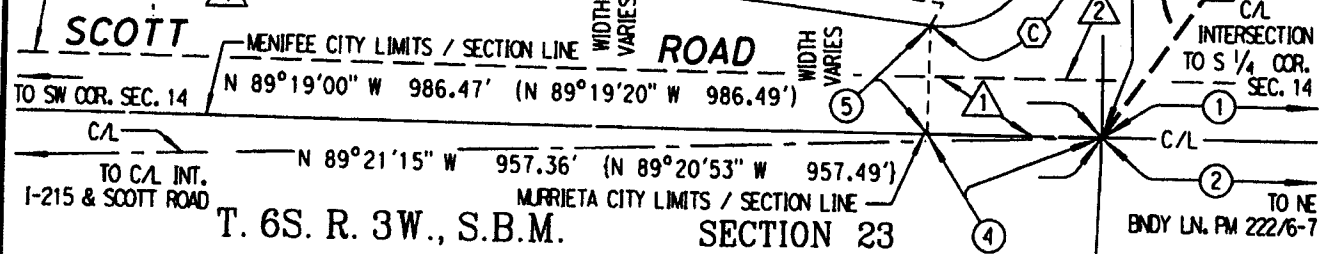
S  $84^\circ 29' 54''$  W (R)

## RAW 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.

## RAW 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



## 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))
- |||| INDICATES RESTRICTED ACCESS

PARCEL MAP NO. 30975

PM 206/29-31

PARCEL 2

MOST-E'LY CORNER  
INST. NO. 167774,  
REC. 08/09/1979

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.

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

PAR. NO.: 0689-002A

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3



**EXHIBIT "B"**

08-RIV-215-MP15.50-15.70-21934 (0689--002A)

**CURVE DATA**

|  |  |
|--|--|
| (A) $\Delta = 31^{\circ}40'57''$ ( $\Delta = 31^{\circ}41'24''$ )<br>R = 1499.81' (R = 1500.00')<br>T = 425.57' (T = 425.73')<br>L = 829.34' (L = 829.64') | (H) $\Delta = 18^{\circ}14'12''$<br>R = 397.00'<br>T = 63.72'<br>L = 126.36' |
| (D) $\Delta = 27^{\circ}25'47''$ ( $\Delta = 27^{\circ}26'45''$ )<br>R = 1469.82' (R = 1470.00')<br>T = 358.71' (T = 345.41')<br>L = 703.66' (L = 678.50') | (I) $\Delta = 11^{\circ}25'36''$<br>R = 303.00'<br>T = 30.31'<br>L = 60.43'  |
| (F) $\Delta = 15^{\circ}12'14''$<br>R = 1431.82'<br>T = 191.10'<br>L = 379.95'   | (G) $\Delta = 09^{\circ}01'13''$<br>R = 703.00'<br>T = 55.45'<br>L = 110.68' |

**LINE DATA**

|  |
|--|
| (3) N $31^{\circ}01'42''$ W 433.01'<br>(N $31^{\circ}02'17''$ W 432.45') |
| (9) N $29^{\circ}55'19''$ W 174.40'                                      |
| (10) S $31^{\circ}01'42''$ E 208.40'                                     |



CITY OF MENIFEE

CITY OF MENIFEE

ANTELOPE

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

SECTION 14

QUITCLAIM DEED  
PARCEL 4  
INST. NO. 98-84940  
REC. 03/09/1998

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

APN 372-110-002

N  $78^{\circ}18'53''$  E (R)  
PRC

**0689-002A**

30,442 SQ. FT.  
0.699 AC.

PARCEL 4

S  $69^{\circ}17'40''$  W (R)  
PRC

**SURVEYOR'S NOTES:**

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

|||| INDICATES RESTRICTED ACCESS

**R/W INFORMATION:**

- (3) R/W PER INST. 222103, REC. 11/07/1977.
- (4) R/W PER INST. 172048, REC. 09/11/1981.
- (5) R/W PER INST. 222104, REC. 11/07/1977.

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.: 0689-002A

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

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**  
**0689-002B**

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 084940, 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, ALSO 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 THAT CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS;

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 SAID EASTERLY LINE;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 15.51 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 84°29'54" W;

THENCE S 89°21'42" E, A DISTANCE OF 241.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, CONCENTRIC WITH AND DISTANT 72.99 FEET WESTERLY OF SAID CENTERLINE OF ANTELOPE ROAD HAVING A RADIUS OF 1,426.82 FEET AND AN INITIAL RADIAL BEARING OF N 84°28'36" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°10'56", AN ARC DISTANCE OF 378.08 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 708.00 FEET AND AN INITIAL RADIAL BEARING OF N 69°17'40" E;

THENCE NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 111.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 392.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

THENCE NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 124.77 FEET;

THENCE N 29°55'19" W, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 308.00 FEET;

**EXHIBIT "A"**  
**SCOTT ROAD (I-215 INTERCHANGE)**  
**LEGAL DESCRIPTION (CONTINUED)**  
**0689-002B**

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°10'23", AN ARC DISTANCE OF 60.06 FEET;

THENCE N 18°44'56" W, A DISTANCE OF 24.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ANTELOPE ROAD;

THENCE S 31°01'42" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 23.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.00 FEET AND AN INITIAL RADIAL BEARING OF S 71°30'17" W;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 11°25'36", AN ARC DISTANCE OF 60.43 FEET;

THENCE S 29°55'19" E, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 397.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 126.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 703.00 FEET AND AN INITIAL RADIAL BEARING OF N 78°18'53" E;

THENCE SOUTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 110.68 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,431.82 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'40" W, BEING CONCENTRIC WITH AND DISTANT 67.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 15°12'14", AN ARC DISTANCE OF 379.95 FEET;

THENCE N 89°21'42" W, A DISTANCE OF 5.03 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 4,312 SQUARE FEET, OR 0.099 ACRES, MORE OR LESS.

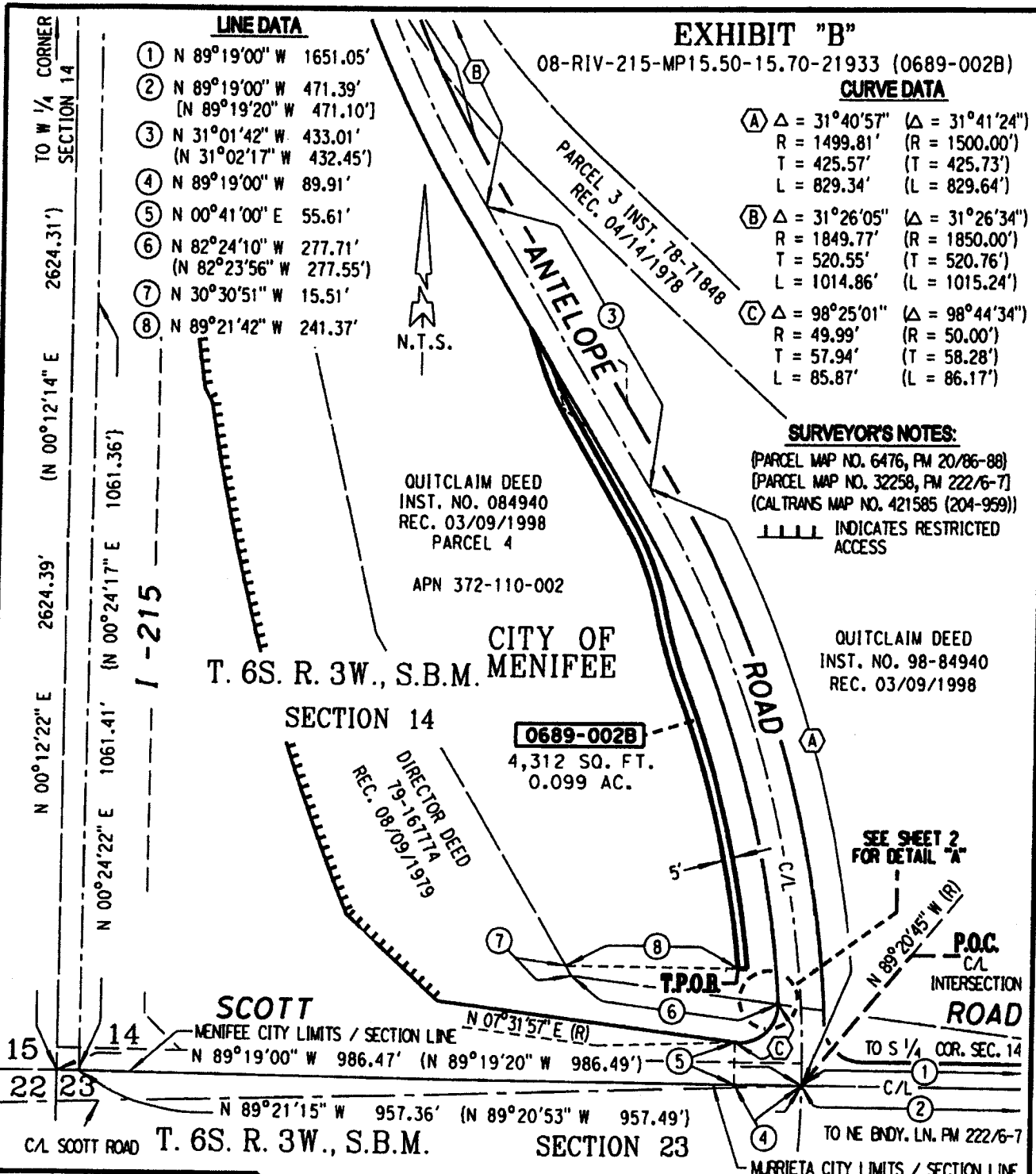
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000125036 TO OBTAIN GROUND DISTANCE.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013





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

**CITY OF MURRIETA**

|              |               |
|--------------|---------------|
| PAR. NO.:    | 0689-002B     |
| PREPARED BY: | KNV           |
| SCALE:       | N.T.S.        |
| DATE:        | OCTOBER, 2013 |
| W.O. NO.:    | B3-0689       |
| SHEET 1 OF 3 |               |

**EXHIBIT "B"**

08-RIV-215-MP15.50-15.70-21934 (0689--002B)

**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)  $\Delta = 98^{\circ}25'01''$  ( $\Delta = 98^{\circ}44'34''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 57.94'$  ( $T = 58.28'$ )  
 $L = 85.87'$  ( $L = 86.17'$ )
- (D)  $\Delta = 27^{\circ}25'47''$  ( $\Delta = 27^{\circ}26'45''$ )  
 $R = 1,469.82'$  ( $R = 1,470.00'$ )  
 $T = 358.71'$  ( $T = 345.41'$ )  
 $L = 703.66'$  ( $L = 678.50'$ )
- (E)  $\Delta = 02^{\circ}42'50''$  ( $\Delta = 02^{\circ}23'17''$ )  
 $R = 49.99'$  ( $R = 50.00'$ )  
 $T = 1.18'$  ( $T = 1.04'$ )  
 $L = 2.37'$  ( $L = 2.08'$ )

**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']
- (4) N  $89^{\circ}19'00''$  W 89.91'
- (5) N  $00^{\circ}41'00''$  E 55.61'
- (6) N  $82^{\circ}24'10''$  W 277.71'
- (7) N  $30^{\circ}30'51''$  W 15.51'
- (8) S  $89^{\circ}21'42''$  E 236.34'
- (13) N  $89^{\circ}21'42''$  W 5.03'

APN 372-110-002

QUITCLAIM DEED  
 INST. NO. 084940 4,312 SQ. FT.  
 REC. 03/09/1998 0.099 AC.  
 PARCEL 4

**0689-002B**

**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

**0689-002A**

**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.

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

GRANT DEED  
 INST. NO. 79-274622  
 REC. 12/28/1979

**SCOTT ROAD**  
 MENIFEE CITY LIMITS / SECTION LINE  
 N  $89^{\circ}19'00''$  W 986.47' (N  $89^{\circ}19'20''$  W 986.49')

**MURRIETA CITY LIMITS / SECTION LINE**  
 T. 6S. R. 3W., S.B.M. SECTION 23  
 N  $89^{\circ}21'15''$  W 957.36' (N  $89^{\circ}20'53''$  W 957.49')

**CITY OF MENIFEE ROAD**

SEE SHEET 1 FOR DETAIL "A"

P.O.C.  
 C/L  
 INTERSECTION  
 TO S  $\frac{1}{4}$  COR.  
 SEC. 14

**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

PARCEL MAP NO. 30975  
 PM 206/29-31

PARCEL 2

MOST-E'LY CORNER  
 INST. NO. 167774,  
 REC. 08/09/1979

CITY OF MURRIETA

**DETAIL "A"**

- P.C.C. S  $89^{\circ}24'06''$  W (R)
- P.O.C. S  $89^{\circ}06'56''$  W (R)



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.: <b>0689-002B</b> |
| PROJECT: <b>SCOTT ROAD / I-215 INTERCHANGE</b>   | PREPARED BY: <b>KNV</b>    |
| 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: <b>N.T.S.</b>       |
| APPROVED BY: <i>Edward D. Hunt</i> DATE: <b>10-30-2013</b>   | DATE: <b>OCTOBER, 2013</b> |
|  | W.O. NO.: <b>B3-0689</b>   |
|  | SHEET 2 OF 3               |

**EXHIBIT "B"**

08-RIV-215-MP15.50-15.70-21934 (0689--002B)

**CURVE DATA**

|   |   |
|---|---|
| (A) $\Delta = 31^\circ 40' 57''$<br>R = 1,499.81'<br>T = 425.57'<br>L = 829.34' | ( $\Delta = 31^\circ 41' 24''$ )<br>(R = 1,500.00')<br>(T = 425.73')<br>(L = 829.64') |
| (D) $\Delta = 27^\circ 25' 47''$<br>R = 1,469.82'<br>T = 358.71'<br>L = 703.66' | ( $\Delta = 27^\circ 26' 45''$ )<br>(R = 1,470.00')<br>(T = 345.41')<br>(L = 678.50') |
| (F) $\Delta = 15^\circ 10' 56''$<br>R = 1,426.82'<br>T = 190.15'<br>L = 378.08' | (J) $\Delta = 11^\circ 25' 36''$<br>R = 303.00'<br>T = 30.31'<br>L = 60.43'           |
| (G) $\Delta = 09^\circ 01' 13''$<br>R = 708.00'<br>T = 55.85'<br>L = 111.46'    | (K) $\Delta = 18^\circ 14' 12''$<br>R = 397.00'<br>T = 63.72'<br>L = 126.36'          |
| (H) $\Delta = 18^\circ 14' 12''$<br>R = 392.00'<br>T = 62.92'<br>L = 124.77'    | (L) $\Delta = 09^\circ 01' 13''$<br>R = 703.00'<br>T = 55.45'<br>L = 110.68'          |
| (I) $\Delta = 11^\circ 10' 23''$<br>R = 308.00'<br>T = 30.13'<br>L = 60.06'     | (M) $\Delta = 15^\circ 12' 14''$<br>R = 1,431.82'<br>T = 191.10'<br>L = 379.95'       |



CITY OF MENIFEE

CITY OF MENIFEE

ANTELOPE ROAD

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

QUITCLAIM DEED  
INST. NO. 084940  
REC. 03/09/1998  
PARCEL 4

**LINE DATA**

- (3) N 31°01'42" W 433.01'  
(N 31°02'17" W 432.45')
- (9) N 29°55'19" W 174.40'
- (10) N 18°44'56" W 24.33'
- (11) S 31°01'42" E 23.53'
- (12) S 29°55'19" E 174.40'
- (14) S 31°01'42" E 208.40'

N 78°18'53" E (R)  
PRC  
**0689-002B**  
4,312 SO. FT.  
0.099 AC.  
APN 372-110-002  
N 69°17'40" E (R)  
PRC

**SURVEYOR'S NOTES:**

(CALTRANS MAP NO. 421585 (204-959))  
||||| INDICATES RESTRICTED ACCESS

**R/W INFORMATION:**

- (3) R/W PER INST. 222103, REC. 11/07/1977.
- (4) R/W PER INST. 172048, REC. 09/11/1981.
- (5) R/W PER INST. 222104, REC. 11/07/1977.



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.: 0689-002B

PREPARED BY: KNV

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. 4<sup>th</sup> STREET, 6<sup>th</sup> FLOOR  
SAN BERNARDINO, CA 92401-1400  
Attention RECORD MAPS – MS 980

**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)

Space above this line for Recorder's Use

SV:tg/122914/244TR/16.634

**GRANT DEED**  
(INDIVIDUAL)

| District | County | Route | Post  | Number |
|----------|--------|-------|-------|--------|
| 08       | RIV    | 215   | 15.65 | 21934  |

SFU INVESTMENTS LIMITED PARTNERSHIP, does hereby GRANT to the STATE OF CALIFORNIA, all that real property in the City of Menifee, County of Riverside, State of California, described as follows:

**See Exhibit "A" for Legal Description and  
See Exhibit "B" for Depiction,  
Both attached hereto and made a part hereof.**

**08-RIV-215-PM 15.65-21934 (21934-1)**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

GRANTOR:

SFU INVESTMENTS LIMITED PARTNERSHIP

By: \_\_\_\_\_  
Huei Yu Wang  
Its: Managing Partner

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, 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 \_\_\_\_\_

Place Notary Seal Above

**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



FOR RECORDER'S USE

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, SFU INVESTMENTS 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

MT:ra/120414/244TR/16.632

Project: I-215/Scott Road Interchange  
Parcel: 0689-002A  
APN: 372-110-002 (portion)

GRANT DEED

**SFU INVESTMENTS 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 over and across Courses "A" through "F."

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

Project: I-215/Scott Road Interchange  
Parcel: 0689-002A  
APN: 372-110-002 (portion)

DATED: \_\_\_\_\_

GRANTOR:  
SFU INVESTMENTS LIMITED PARTNERSHIP

By: \_\_\_\_\_  
Huei Yu Wang  
Its: Managing Partner

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, 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 \_\_\_\_\_

Place Notary Seal Above

FOR RECORDER'S USE

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 EASEMENT  
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property granted  
by this easement dated \_\_\_\_\_, from, SFU  
INVESTMENTS 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

MT:ra/120414/244TR/16.633

Project: I-215/Scott Road Interchange  
Parcel: 0689-002B  
APN: 372-110-002 (portion)

SLOPE EASEMENT

SFU INVESTMENTS 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**

Project: I-215/Scott Road Interchange  
Parcel: 0689-002B  
APN: 372-110-002 (portion)

DATED: \_\_\_\_\_

GRANTOR:  
SFU INVESTMENTS LIMITED PARTNERSHIP

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

Huei Yu Wang

Its: Managing Partner

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, 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 \_\_\_\_\_

Place Notary Seal Above

1 PROJECT: I-215 / Scott Road Interchange Project  
2 PARCEL(S): 0689-003A, 0689-003B, 0689-003C and  
3 0689-003D  
4 APN: 372-110-003 (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 SFU INVESTMENTS LIMITED PARTNERSHIP, a California limited  
10 partnership ("Grantor"). County and Grantor are sometimes collectively referred to as  
11 "Parties."

12 **RECITALS**

13 WHEREAS, Grantor owns that certain real property located at the northwest  
14 quadrant of Scott Road and Antelope Road, City of Menifee, County of Riverside, State  
15 of California, as depicted on the Plat Map identified as Attachment 1, attached hereto  
16 and made a part hereof. The real property consisting of ±122.957 acres of vacant land  
17 and is also known as Assessor's Parcel Number: 372-110-003 ("Property"); and

18 WHEREAS, Grantor desires to sell to the County and the County desires to  
19 purchase a portion of the fee simple interest in the portion of the Property, as well as a  
20 slope easement and drainage easement, for the purpose of constructing the I-215 /  
21 Scott Road Interchange Project ("Project") as follows: a Grant Deed in favor of the City  
22 of Menifee referenced as Parcel 0689-003A and described on Attachment 2A, attached  
23 hereto and made a part hereof consisting of a total of 1.492 acres (the real property  
24 described and depicted in Attachment 2A referred to as the "Right of Way Property") ; a  
25 Slope Easement Deed in favor of City of Menifee referenced as Parcels 0689-003B  
26 and 0689-003C and described on Attachment 2B, attached hereto and made a part  
27 hereof consisting of 0.51 acres ("Slope Easement Area"); and a Drainage Easement  
28 Deed in favor of City of Menifee referenced as Parcel 0689-003D and described on

1 Attachment 2C, attached hereto and made a part hereof consisting of 0.015 acres  
2 ("Drainage Easement Area"), pursuant to the terms and conditions set forth herein;  
3 and

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

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

9  
10 **ARTICLE 1. AGREEMENT**

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

13 2. Consideration. For good and valuable consideration, Grantor agrees to  
14 sell and convey to the County, and the County agrees to purchase from Grantor fee  
15 title to the Right-of-Way Property described herein and an easement over the Slope  
16 Easement Area and Drainage Easement Area, under the terms and conditions set forth  
17 in this Agreement. The full consideration for the Right-of-Way Property, Slope  
18 Easement and Drainage Easement consists of the purchase price amount for the real  
19 property interests to be acquired by the County ("Purchase Price"). The Purchase Price  
20 in the amount of Six Hundred Ninety Four Thousand Two Hundred and Seventy Eight  
21 Dollars (\$694,278) is to be distributed to Grantor in accordance with this Agreement.

22 3. County Responsibilities.

23 A. Upon the mutual execution of this Agreement, County will promptly  
24 open escrow ("Escrow") with Lawyers Title Company located at 4100 Newport Place  
25 Drive, Suite 120, Newport Beach, California 92660, Attention: Grace Kim; Phone  
26 Number: (949) 724-3170; Email: unit10@ltic.com ("Escrow Holder"). Promptly on the  
27 Escrow Holder's request the Parties shall execute such additional Escrow instructions  
28 as are reasonably required to consummate the transaction contemplated by this

1 Agreement and are not inconsistent with this Agreement. In the event of any conflict  
2 between the terms of this Agreement and any additional Escrow instructions, the terms  
3 of this Agreement shall control. The Escrow Holder will hold all funds deposited by the  
4 County in an escrow account ("Escrow Account") that is interest bearing and at a bank  
5 approved by Grantor with interest accruing for the benefit of Grantor. The Escrow  
6 Account shall remain open until all charges due and payable have been paid and  
7 settled; any remaining funds shall be refunded to the County.

8 B. Upon the opening of Escrow, the County shall deposit the  
9 Purchase Price in the amount of Six Hundred Ninety Four Thousand Two Hundred and  
10 Seventy Eight Dollars (\$694,278) (the "Deposit").

11 C. Escrow:

12 i. Closing Date. On or before the date that is forty-five (45)  
13 days after the Effective Date ("Closing Date"), Escrow shall close ("Close of Escrow").  
14 In the event that Escrow fails to close on or before the Closing Date for a reason other  
15 than the default of County or Grantor, either Party may, by delivery of written notice to  
16 the other Party and to Escrow Holder, terminate this Agreement and cancel Escrow, in  
17 which event Escrow Holder shall immediately deliver to each Party such funds and  
18 documents deposited by each Party with Escrow Holder and neither Party shall have  
19 any further rights, liabilities or obligations in connection with this Agreement.

20 ii. Closing Costs. County will deposit with Escrow Holder at  
21 least two (2) weeks prior to the Closing Date amounts sufficient for all escrow,  
22 recording and reconveyance fees incurred in this transaction, and if title insurance is  
23 desired by County, the premium charged therefore. Said escrow and recording charges  
24 shall not include documentary transfer tax as County is exempt pursuant to Ca Govt.  
25 Code section 6103 and Ca Revenue and Taxation Code section 11922.

26 iii. County will also deposit at least two (2) weeks prior to the  
27 Closing Date all other such documents consistent with this Agreement as are  
28 reasonably required by Escrow Holder or otherwise to close Escrow.

1  
2 D. County will authorize the Escrow Holder to close Escrow and  
3 release the Purchase Price, without deduction for closing costs, in accordance with the  
4 provisions herein, to Grantor conditioned only upon the satisfaction by County of the  
5 following:

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

9 a. The one (1) grant deed, one (1) slope easement deed  
10 and one (1) drainage easement deed executed, acknowledged and delivered to  
11 Monica Tlaxcala, Real Property Agent for the County or to Escrow Holder, substantially  
12 in the forms attached hereto as Attachment 3, (Deeds) granting the portion of the Right  
13 of Way Property, subject to the following:

14 E. Title to the Right of Way Property shall be free and clear of all  
15 liens, encumbrances, easements, leases (recorded or unrecorded), and taxes except  
16 those encumbrances and easements which are identified on the Preliminary Report  
17 dated as of October 30, 2014 and issued by Lawyers Title Company, a copy of which is  
18 attached hereto as Attachment 4, provided that all delinquent taxes, special taxes and  
19 assessments referred to therein shall be paid at the Close of Escrow from proceeds  
20 due to Grantor and all non-delinquent taxes, special taxes and assessments shall be  
21 prorated as of the Closing Date.

22 F. At Close of Escrow, County is authorized to deduct and pay from  
23 amount shown in the Deposit, any amount necessary to satisfy and bring current as of  
24 the date of the Close of Escrow all real property taxes, bonds, and assessments, liens,  
25 penalties, cost and interest thereon.

26 G. At the Close of Escrow, Escrow Holder shall disburse to Grantor  
27 the Purchase Price, less the foregoing amounts necessary to satisfy and bring current  
28