

FORM APPROVED COUNTY COUNSEL  
 BY: *[Signature]* 2/11/16  
 DATE: GREGORY P. PRIAMOS

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

740



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

**SUBMITTAL DATE:**  
 February 18, 2016

**SUBJECT:** Resolution No. 2016-006, Notice of Intention to Adopt a Resolution of Necessity for the Avenue 66 Grade Separation Project, District 4, [\$0]

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

1. Approve Resolution No. 2016-006, Notice of Intention to Adopt a Resolution of Necessity for the Avenue 66 Grade Separation Project;
2. Set a public hearing on April 5, 2016, for Resolution No. 2016-025, Authorizing Resolution of Necessity Regarding the Avenue 66 Grade Separation Project; and
3. Direct the Clerk of the Board to send out the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

**BACKGROUND:**

Summary  
 (Commences on Page 2)

Juan C. Perez  
 Director of Transportation and  
 Land Management

*[Signature]*

Robert Field  
 Assistant County Executive Officer/EDA

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

**SOURCE OF FUNDS:** NA  
**Budget Adjustment:** No  
**For Fiscal Year:** 2015/16

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

APPROVE

BY: *[Signature]*  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on April 5, 2016 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: March 1, 2016  
 xc: EDA, Transp., COB

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

Prev. Agn. Ref.: 1/26/2016, MO 3-29 | District: 4 | Agenda Number:

3-20

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

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Resolution No. 2016-006, Notice of Intention to Adopt a Resolution of Necessity for the Avenue 66 Grade Separation Project, District 4, [\$0]

**DATE:** February 18, 2016

**PAGE:** 2 of 4

**BACKGROUND:**

**Summary**

The County of Riverside (County) as the lead agency under California Environmental Quality Act (CEQA), proposes to construct a new grade separation and roadway to cross the Union Pacific Railroad (UPRR) and Highway 111 from Avenue 66 to Lincoln Street in the Community of Mecca. The total length of the project is approximately 1.7 miles. Currently, the only UPRR crossing in the area is at 4<sup>th</sup> Street; because the 4<sup>th</sup> Street crossing is at-grade, east-west travel is delayed when trains cross.

The Southern California Association of Governments (SCAG) 2012-2035 Regional Transportation Plan (RTP) identifies grade separations of streets from rail lines as a key part of the region's goods movement strategy. Avenue 66 is a major street within the Coachella Valley and serves as a connection between State Route 86, State Route 111, and the Community of Mecca. Increasing vehicular traffic due to regional population growth and rising train traffic along this rail trade corridor has increased the congestion which is causing increasing delays at the existing 4<sup>th</sup> Street at-grade crossing with State Route 111, UPRR, and Hammond Road.

The proposed project will consist of the construction of a new two lane roadway that will connect State Route 195/Avenue 66 west of the UPRR tracks to Avenue 66 east of the UPRR tracks, and will add two new signals at the new connections to Avenue 66, approximately 1.7 miles in length, and a new bridge over the existing Union Pacific Railroad (UPRR) tracks, as shown in figures 1-3 (the Project).

On October 10, 2015, the California Department of Transportation (Caltrans), the National Environmental Policy Act (NEPA) Lead Agency, made a NEPA Categorical Exclusion Determination under Section 6005 of 23 U.S.C. 327, based on an examination of the Project and supporting information.

Pursuant to the CEQA and Riverside County Implementing Procedures, the County, as lead agency, has prepared an Initial Study/Environmental Assessment No. OM900 (SCH#2014051063) to analyze the proposed Project to determine if any potential significant effects on the environment would result from the proposed Project. The public Notice of Intention (NOI) to adopt the CEQA Initial Study/Mitigated Negative Declaration (IS/MND) was published in the Press Enterprise with Spanish language affiliates on May 21, 2014. The CEQA IS/MND was circulated for public comment from May 21, 2014 through June 21, 2014. The document was recirculated during July 1, 2015 through July 30, 2015. Issues raised in the public circulations (May 21, 2014-June 21, 2014 and July 1, 2015-July 30, 2015) of the Initial Study have been addressed by incorporation of response-to-comments located within Appendices of Initial Study Environmental Document. The Initial Study evaluated one Build Alternative and No-Build Alternative. The Build Alternative is the proposed Project.

On January 26, 2016, the Board of Supervisors adopted the IS/MND which completed the environmental documentation for the Project. Based upon the findings and conclusions of those documents, the acquisition of these parcels will not result in any new significant environmental effects not identified in the IS/MND; the actions will not substantially increase the severity of the environmental effects identified in the IS/MND; no considerably different mitigation measures have been identified; and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation is required for CEQA purposes.

The results from the analysis demonstrate the following. The proposed Project would have no impact on Mineral Resource and Recreation. The Project would have less than significant impact on Agriculture and Forest Resources, Population and Housing, Transportation/Traffic, and Utilities and Service Systems. The Project would have no significant impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, and Mandatory Findings of Significance with mitigation implemented.

(Continued)

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11:** Resolution No. 2016-006, Notice of Intention to Adopt a Resolution of Necessity for the Avenue 66  
Grade Separation Project, District 4, [\$0]  
**DATE:** February 18, 2016  
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The Economic Development Agency-Real Estate Division (EDA-RE) has presented written offers to the property owners as required by Government Code Section 7267.2. The amount of the offers is consistent with current property values in the Mecca area and is based upon a fair market value appraisal report. EDA-RE has also offered to pay the reasonable costs, not-to-exceed \$5,000, for an independent appraisal obtained by the property owners as required by Code of Civil Procedures Section 1263.025.

Settlements have not been reached with eleven out of the thirteen property owners, although negotiations are still in process for the necessary right-of-way (See Exhibit 1):

Assessor's Parcel Number (portion)	Parcel Nos.	Owner(s)
727-250-011	23893-1, 0664-001A and 0664-001B	The Trust of Maryam A. Tadayon, Maryam A. Tadayon, Trustee, Trust dated September 08, 1993, subject to deeds to Shahram Tadayon, an unmarried man, and Shahram Tadayon, also known as Michele Shahram Tadayon, a married man, as his sole and separate property
727-250-015 and 727-250-016	23894-1, 0664-002A, 0664-002B, and 0664-002C	James Farzad Hormozi, a single man, subject to deeds to Moslem Brothers of America, a non-profit corporation
727-250-006	0664-003A and 0664-003B	Moslem Brothers of America
727-250-005	0664-004A, 0664-004B, 0664-004C, 0664-004D, 0664-004E, 0664-004F, and 0664-004G	Fariborz and Mahour Hormozi, husband and wife, as tenants in common, subject to deeds to James Farzad Hormozi, a single man.
727-250-007	0664-005A and 0664-005B	Anthony R. Villalobos, a married man and Silveria C. Villalobos, Trustee of the Silveria C. Villalobos Living Trust dated May 3, 1993
727-271-011	0664-006A, 0664-006B, 0664-006C, 0664-006D, 0664-006E, and 0664-006F	Coachella Valley County Water District
727-271-019 and 727-271-020	0664-007A, 0664-007B, 0664-007C, and 0664-007D	Multi National Investments, LLC
727-272-026, 727-272-027, 727-272-032 and 727-272-033	0664-009A, 0664-009B, and 0664-009C	Carl Sam Maggio, Trustee of the Carl Sam Maggio Trust dated March 5, 2002
727-212-011	0664-010A and 0664-010B	Heirs or devisees of Feliciano V. Valdovino
5' foot gap between Lincoln Street right-of-way and APN: 727-271-010, 727-271-011 and 727-271-015	0664-011A, 0664-011B, 0664-011C, 0664-011D, and 0664-011E	Martha Jane Woodward
727-100-006	23896-1 and 0664-012A	Ignacio Arellano, a single man; Yolanda Vasquez, as a single woman; Regoberto Mejia and Virginia Mejia, husband and wife; Santiago Leon Castro and Consuelo Leon, husband and wife; Demesio C. Carranza, a single man; Silveria Villalobos, an unmarried woman; Rodrigo Pena Nunez and Elias Pena, husband and wife; Ramon Rodriguez Ortiz and Paula P. Rodriguez, husband and wife; Silveria C. Villalobos,, Trustee of the Silveria C. Villalobos Living Trust dated May 3, 1993; Albert Gonzalez; Marie Helen Sanchez; all as their interest may appear of record, subject to deeds to Ignacio Arellano Vasquez Jr. and Cristian Arellano Vasquez; Enrique Leon, a single man, as to an undivided one-eighth interest; and Abigail Zavala Mejia

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The subject NOI would schedule a hearing on April 5, 2016, for the proposed Resolution No. 2016-025 (Authorizing Resolution of Necessity Regarding the Avenue 66 Grade Separation Project). The scheduling of a Resolution of Necessity hearing on April 5, 2016 is needed in order to permit the Avenue 66 Grade Separation Project to move forward.

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

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

**Impact on Citizens and Businesses**

The Avenue 66 Grade Separation Project will improve traffic circulation and safety; as well as provide uninterrupted and efficient access for agricultural trucks, motorists, residents, businesses, pedestrians, and emergency vehicles in the area.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence costs and staff time during the condemnation process.

Acquisition and Temporary Construction Access (Deposits to the State Condemnation Fund)	\$2,722,600
Litigation Guarantees	\$ 8,250
EDA-RE Real Property Staff Time (Condemnation process)	\$ 10,000
Total Estimated Costs	\$2,740,850

All costs associated with the deposits of these properties are fully funded by Coachella Valley Association of Governments (CVAG) 55%, Development Impact Fee (DIF) Funds 33%, and Measure A-Coachella Valley 12% in the Transportation Department's budget for FY 2015/16 and these costs will be included in a separate Form 11, along with the Authorizing Resolution of Necessity motion. No net county costs will be incurred as a result of this transaction.

**ATTACHMENTS:**

Figures 1-3

Project Map-Exhibit 1

Resolution No. 2016-006

2 **Resolution No. 2016-006**

3 **Notice of Intention to Adopt a Resolution of Necessity Regarding**  
4 **the Avenue 66 Grade Separation Project**

5  
6 **WHEREAS**, the portion of real properties that are the subject of this Notice  
7 (collectively the "Subject Properties") are located in the Mecca area, County of  
8 Riverside, State of California; within a new east-west connection bounded by State  
9 Route 195 to Home Avenue/Avenue 66, are legally described and pictorially depicted  
10 on the documents attached hereto as Exhibit "A" and Exhibit "B" (and incorporated  
11 herein by this reference); as Parcels 23893-1 and Parcels 0664-001A and 0664-001B;  
12 Parcels 23894-1 and Parcels 0664-002A, 0664-002B, and 0664-002C; Parcels 0664-  
13 003A and 0664-003B; Parcels 0664-004A, 0664-004B, 0664-004C, 0664-004D 0664-  
14 004E, 0664-004F, and 0664-004G; Parcels 0664-005A and 0664-005B; Parcels 0664-  
15 006A, 0664-006B, 0664-006C, 0664-006D, 0664-006E, and 0664-006F; Parcels 0664-  
16 007A, 0664-007B, 0664-007C, and 0664-007D; Parcels 0664-009A, 0664-009B, and  
17 0664-009C; Parcels 0664-010A and 0664-010B; Parcels 0664-011A, 0664-011B,  
18 0664-011C, 0664-011D, and 0664-011E; and Parcels 23896-1 and Parcel 0664-012A;  
19 and are portions of larger real properties in all cases;

20 **WHEREAS**, each one of the Subject Properties are listed below and includes  
21 the relevant Subject Property within its boundaries, and whereas the larger real  
22 properties are listed below, in Table One across by its Riverside County's Parcel  
23 Number(s);

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FORM APPROVED COUNTY COUNSEL  
BY:  BRUCE G. FORDON  
DATE: 2-11-16

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Assessor's Parcel Number(s) (Portion)	Parcel Nos.
727-250-011	23893-1 0664-001A 0664-001B
727-250-015 and 727-250-016	23894-1 0664-002A 0664-002B 0664-002C
727-250-006	0664-003A 0664-003B
727-250-005	0664-004A 0664-004B 0664-004C 0664-004D 0664-004E 0664-004F 0664-004G
727-250-007	0664-005A 0664-005B
727-271-011	0664-006A 0664-006B 0664-006C 0664-006D 0664-006E 0664-006F
727-271-019 and 727-271-020	0664-007A 0664-007B 0664-007C 0664-007D
727-272-026, 727-272-027, 727-272-032, and 727-272-033	0664-009A 0664-009B 0664-009C
727-212-011	0664-010A 0664-010B
5' foot gap between Lincoln Street right of way and APN: 727-271-010, 727-271-011 and 727-271-015	0664-011A 0664-011B 0664-011C 0664-011D 0664-011E
727-100-006	23896-1 0664-012A

**WHEREAS**, the proposed project that is the subject of this Notice (the "Proposed Project") is to construct a new east-west connection of Avenue 66 from

1 State Route 86 to Home Avenue, including a grade separation of Avenue 66 and the  
2 Union Pacific Railroad and Highway 111, in the community of Mecca.

3 **WHEREAS**, the Project is a critical project which will improve traffic circulation  
4 and reduce delays by providing uninterrupted and efficient access for agricultural  
5 trucks, motorists, residents, businesses, pedestrians, and emergency vehicles;  
6 increase public safety; and reduce particulate matter and greenhouse gasses from  
7 idling cars and trucks for the Mecca community, including but not limited to, the use of  
8 the Subject Properties for public road and utility purposes, including drainage  
9 purposes; as well as for temporary construction purposes and or other work, and for  
10 other incidental uses required by the Proposed Project;

11 **WHEREAS**, Parcels 23893-1, 23894-1, and 23896-1 will be used for State Right  
12 of Way; Parcels 0664-001A, 0664-002A, 0664-003A, 0664-004A, 0664-004B, 0664-  
13 004C, 0664-005A, 0664-007A, 0664-009A, 0664-010A, 0664-011A and 0664-011B will  
14 be used for County Right of Way; and Parcels 0664-006A and 0664-006B will be used  
15 for public road easement in favor of the County of Riverside;

16 **WHEREAS**, Parcels 0664-001B; Parcels 0664-002B and 0664-002C; Parcel  
17 0664-003B; Parcels 0664-004D 0664-004E, 0664-004F, and 0664-004G; Parcels  
18 0664-005B; Parcels 0664-006C, 0664-006D, 0664-006E, and 0664-006F; Parcels  
19 0664-007B, 0664-007C, and 0664-007D; Parcels 0664-009B and 0664-009C; Parcel  
20 0664-010B; Parcels 0664-011C, 0664-011D, and 0664-011E; and Parcel 0664-012A  
21 are non-exclusive temporary access for a thirty-six (36) month period from the effective  
22 date of possession to access the portion of the Properties for all purposes necessary to  
23 facilitate and accomplish the construction of the Project;

24 **WHEREAS**, the interests in the property that are the subject of this notice  
25 (collectively the "Subject Property Interests") are identified below in Table Two; and

26 ///

27 ///

28

TABLE TWO

Subject Properties	State R/W	County R/W	County Easement	Temporary Easement
23893-1 0664-001A 0664-001B	Fee	Fee		X
23894-1 0664-002A 0664-002B 0664-002C	Fee	Fee		X X
0664-003A 0664-003B		Fee		X
0664-004A 0664-004B 0664-004C 0664-004D 0664-004E 0664-004F 0664-004G		Fee Fee Fee		X X X X
0664-005A 0664-005B		Fee		X
0664-006A 0664-006B 0664-006C 0664-006D 0664-006E 0664-006F		Easement Easement		X X X X
0664-007A 0664-007B 0664-007C 0664-007D		Fee		X X X
0664-009A 0664-009B 0664-009C		Fee		X X
0664-010A 0664-010B		Fee		X
0664-011A 0664-011B 0664-011C 0664-011D 0664-011E		Fee Fee		X X X
23896-1 0664-012A	Fee			X

**WHEREAS**, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the



1 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,  
2 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

3 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of  
4 Supervisors of Riverside County, State of California, in regular session assembled on  
5 March 1, 2016.

6 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on  
7 April 5, 2016, at 9:00 a.m. in the meeting room of the Board of Supervisors located on  
8 the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside,  
9 California) may decide to adopt a Resolution of Necessity that would authorize the  
10 County of Riverside to acquire the Subject Property Interests by eminent domain (and  
11 that would find and determine each of the following matters):

12 (a) That the public interests and necessity require the Proposed  
13 Project;

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

16 (c) That the Subject Property Interests are necessary for the  
17 Proposed Project;

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

20 (e) That, to the extent that the Subject Properties are already devoted  
21 to a public use, the use of the Proposed Project is a compatible use that will not  
22 unreasonably interfere with or impair the continuance of the public use as it presently  
23 exists or may reasonably be expected to exist in the future (California Code of Civil  
24 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary  
25 public use than is the presently existing public use (California Code of Civil Procedure  
26 Section 1240.610);

27 (f) That the Subject Property Interests is necessary for the Proposed  
28 Project;

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

3 2. If (within 15 days from the mailing of this Notice) you file a written request  
4 to appear at the public meeting and be heard on the matters described above in 1(a),  
5 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to  
6 appear at that meeting and be heard on those matters.

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

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

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

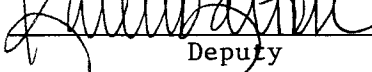
15 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to  
16 be sent by first-class mail to each owner of record whose property may be acquired by  
17 eminent domain and whose name and address appears on the last equalized county  
18 assessment roll (including the roll of state-assessed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

19 ROLL CALL:

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

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

25 KECIA HARPER-IHEM, Clerk of said Board

26 By  Deputy

27  
28 SV:ra/120815/300TR/17.916 S:\Real Property\TYPING\Docs-17.500 to 17.999\17.916.doc

03.01.16 3-20

## PARCEL NUMBERS

23893-1

0664-001A

0664-001B

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**23893-1**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THAT PROPERTY DESCRIBED BY QUITCLAIM DEED, RECORDED APRIL 8, 2013, AS INSTRUMENT NO. 2013-0165341, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF 66TH AVENUE AND THE EASTERLY LINE OF SAID NORTHWEST QUARTER, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, AT PAGE 34, OF RECORDS OF SURVEY, OF SAID COUNTY, ALSO BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 1 AS SHOWN ON GOVERNMENT LAND OFFICE PLAT DATED JULY 15, 1856, ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR;

THENCE SOUTH 00°13'31" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA AS DESCRIBED IN GRANT DEED, RECORDED JANUARY 6, 1993, AS INSTRUMENT NO. 4847, OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°13'31" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 94.82 FEET;

THENCE LEAVING SAID EASTERLY LINE SOUTH 89°57'40" WEST, A DISTANCE OF 37.33 FEET;

THENCE NORTH 32°36'16" WEST, A DISTANCE OF 74.35 FEET;

THENCE NORTH 74°11'38" WEST, A DISTANCE OF 117.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE, 50.00 FEET SOUTHERLY HALF WIDTH, AS DESCRIBED IN SAID INSTRUMENT NO. 4847;

THENCE NORTH 89°57'40" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 191.11 FEET, TO THE **TRUE POINT OF BEGINNING**.

**PARCEL 23893-1 CONTAINING AN AREA OF 7,924 SQUARE FEET OR 0.182 ACRES, MORE OR LESS.**

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**23893-1**

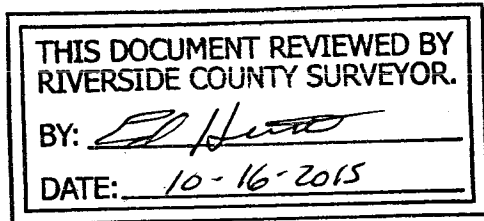
EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE  
BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6.  
MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND  
DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

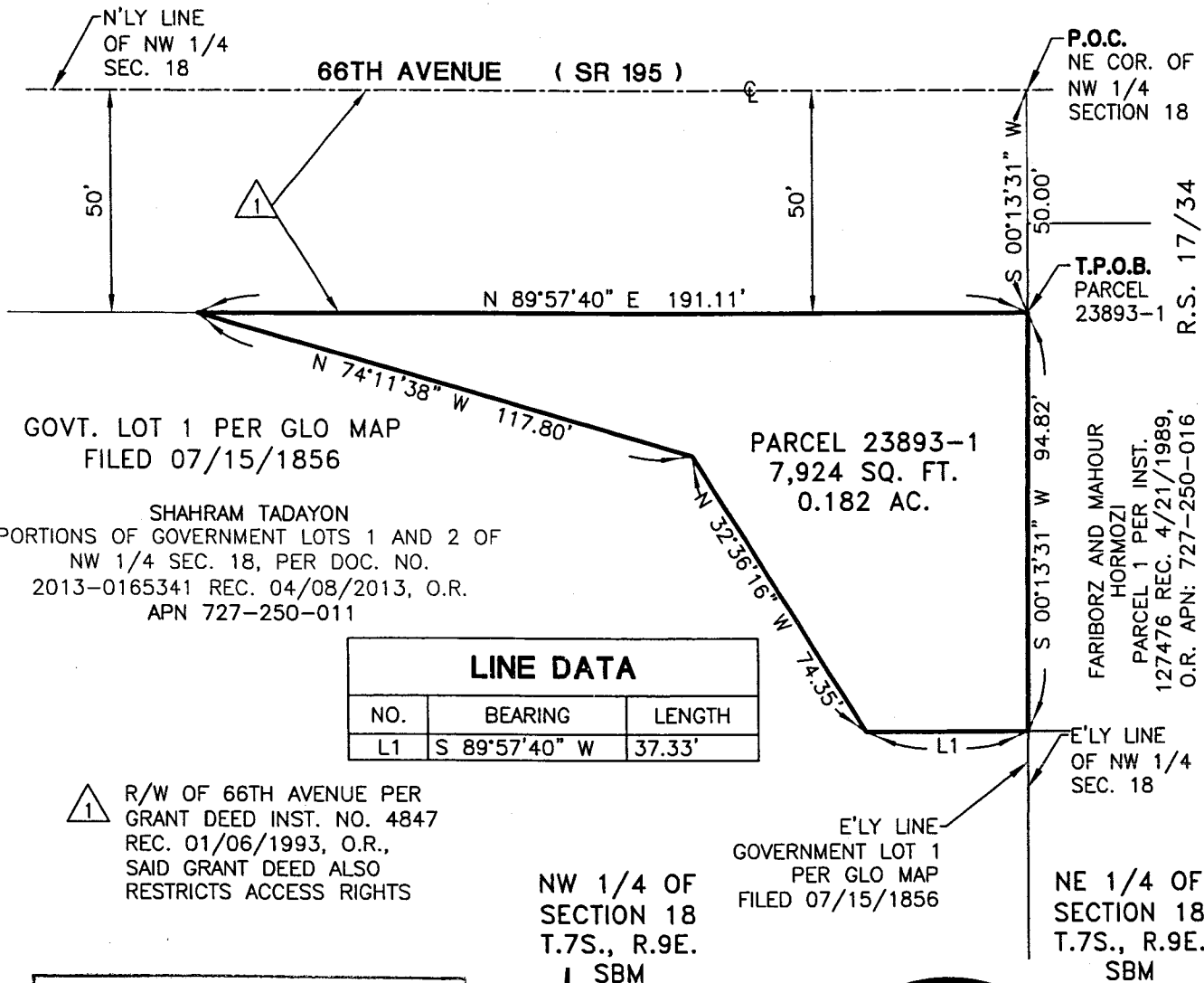
Charles R. Harris  
CHARLES R. HARRIS P.L.S. 4989  
EXP. 12/31/2015

DATED: 9/2/15



# EXHIBIT 'B'

08-RIV-195 PM 6.62 - 23893-1  
 SEC. 18, T.7S., R.9E., S.B.M.

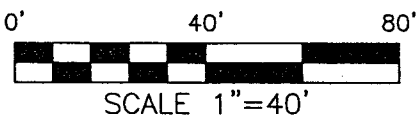


### LINE DATA

NO.	BEARING	LENGTH
L1	S 89°57'40" W	37.33'

1 R/W OF 66TH AVENUE PER GRANT DEED INST. NO. 4847 REC. 01/06/1993, O.R., SAID GRANT DEED ALSO RESTRICTS ACCESS RIGHTS

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 10-16-2015



PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664



DATED: 9/2/15

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".

**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

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

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-001A**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THAT PROPERTY DESCRIBED BY QUITCLAIM DEED, RECORDED APRIL 8, 2013, AS INSTRUMENT NO. 2013-0165341, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF 66TH AVENUE AND THE EASTERLY LINE OF SAID NORTHWEST QUARTER, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, AT PAGE 34, OF RECORDS OF SURVEY, OF SAID COUNTY, ALSO BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 1 AS SHOWN ON GOVERNMENT LAND OFFICE PLAT DATED JULY 15, 1856, ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR;

THENCE SOUTH  $00^{\circ}13'31''$  WEST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 144.82 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH  $00^{\circ}13'31''$  WEST ALONG SAID EASTERLY LINES, A DISTANCE OF 730.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1931.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH  $66^{\circ}44'44''$  WEST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $11^{\circ}48'24''$ , AN ARC DISTANCE OF 397.91 FEET;

THENCE NORTH  $11^{\circ}26'52''$  WEST, A DISTANCE OF 109.98 FEET;

THENCE NORTH  $50^{\circ}06'54''$  WEST, A DISTANCE OF 297.48 FEET;

THENCE NORTH  $39^{\circ}38'47''$  WEST, A DISTANCE OF 184.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE, VARIABLE SOUTHERLY HALF WIDTH, AS DESCRIBED BY INSTRUMENT NO. 4847, RECORDED JANUARY 6, 1993, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH  $86^{\circ}50'20''$  EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.91 FEET, TO AN ANGLE POINT THEREIN;

THENCE NORTH  $89^{\circ}57'40''$  EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.72 FEET;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-001A**

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 74°11'38" EAST, A DISTANCE OF 117.80 FEET;

THENCE SOUTH 32°36'16" EAST, A DISTANCE OF 74.35 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 144.82 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 18;

THENCE NORTH 89°57'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 37.33 FEET TO A POINT ON SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 18, ALSO BEING SAID EASTERLY LINE OF GOVERNMENT LOT 1 AND THE TRUE POINT OF BEGINNING.

**PARCEL 0664-001A CONTAINING AN AREA OF 144,213 SQUARE FEET OR 3.311 ACRES, MORE OR LESS**

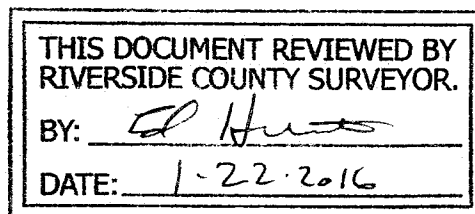
**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

Charles R. Harris  
CHARLES R. HARRIS P.L.S. 4989  
EXP. 12/31/2017

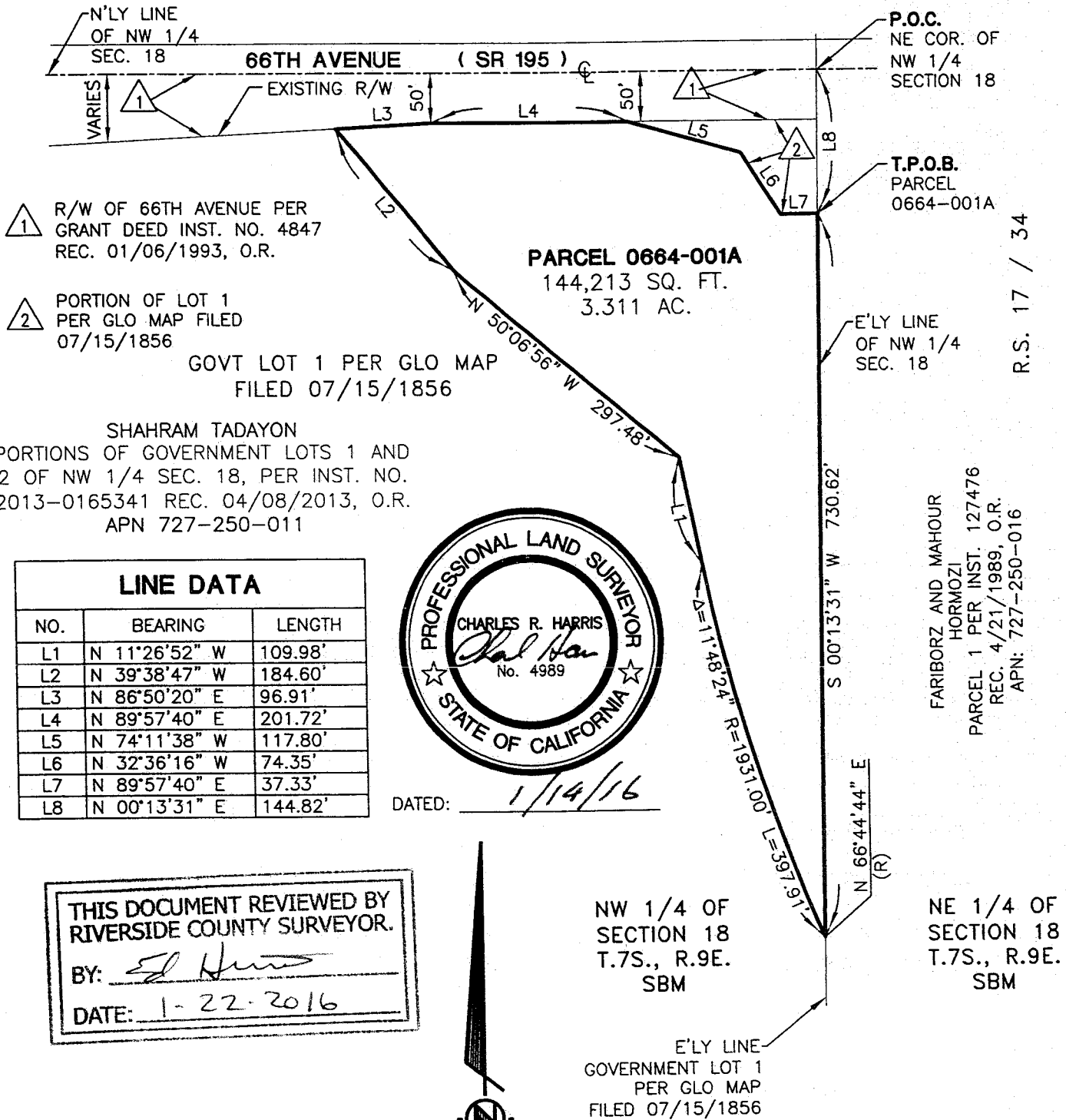
DATED: 1/14/16





# EXHIBIT 'B'

08-RIV-111 PM R17.9 - 0664-001 (0664-001A)  
 SEC. 18, T.7S., R.9E., S.B.M.



- 1 R/W OF 66TH AVENUE PER GRANT DEED INST. NO. 4847 REC. 01/06/1993, O.R.
- 2 PORTION OF LOT 1 PER GLO MAP FILED 07/15/1856

GOVT LOT 1 PER GLO MAP FILED 07/15/1856

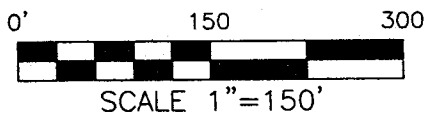
SHAHRAM TADAYON  
 PORTIONS OF GOVERNMENT LOTS 1 AND 2 OF NW 1/4 SEC. 18, PER INST. NO. 2013-0165341 REC. 04/08/2013, O.R. APN 727-250-011

LINE DATA		
NO.	BEARING	LENGTH
L1	N 11°26'52" W	109.98'
L2	N 39°38'47" W	184.60'
L3	N 86°50'20" E	96.91'
L4	N 89°57'40" E	201.72'
L5	N 74°11'38" W	117.80'
L6	N 32°36'16" W	74.35'
L7	N 89°57'40" E	37.33'
L8	N 00°13'31" E	144.82'



DATED: 1/14/16

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 1-22-2016



"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".

PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

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

**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

J.N. 2212

SHEET 1 OF 1

R.S. 17 / 34

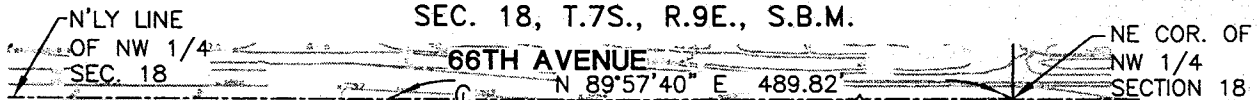
FARIBORZ AND MAHOUR  
 HORMOZI  
 PARCEL 1 PER INST. 127476  
 REC. 4/21/1989, O.R.  
 APN: 727-250-016

# EXHIBIT 'B'

TCE

08-RIV-111 PM R17.9 - 0664-001 (0664-001B)

SEC. 18, T.7S., R.9E., S.B.M.



**PARCEL 0664-001B**

15,153 SQ. FT.

0.350 AC.

R/W OF 66TH AVENUE PER GRANT DEED INST. NO. 4847 REC. 01/06/1993

LOT 1 PER GLO MAP REC. 07/15/1856

SHAHRAM TADAYON

GOVERNMENT LOTS 1 AND 2 OF NW 1/4 SEC. 18, PER DOC. NO. 2013-0165341

REC. 04/08/2013, O.R.

APN 727-250-011

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°13'31" E	36.91'
L2	N 11°26'52" W	109.98'
L3	N 50°06'56" W	297.48'
L4	N 39°38'47" W	184.60'
L5	N 86°50'20" E	18.66'
L6	N 39°38'47" W	197.07'
L7	N 50°06'56" W	293.59'
L8	N 11°26'52" W	104.72'
L9	N 00°02'20" W	55.28'



DATED: 1/14/16

FARIBORZ AND MAHOUR HORMOZI  
PARCEL 1 PER INST. 127476 REC. 4/21/1989  
APN: 727-250-016

R.S. 17 / 34

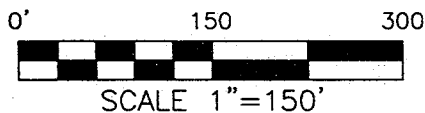
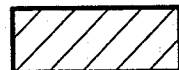
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.  
BY: *Ed Hunt*  
DATE: 1-22-2016

NW 1/4 OF SECTION 18  
T.7S., R.9E.  
SBM

NE 1/4 OF SECTION 18  
T.7S., R.9E.  
SBM

E'LY LINE GOVERNMENT LOT 1 PER GLO MAP REC. 07/15/1856

TEMPORARY CONSTRUCTION EASEMENT



PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".

**MSA CONSULTING, INC.**  
PLANNING ■ CIVIL ENGINEERING  
LAND SURVEYING

J.N. 2212

SHEET 1 OF 1

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

**PARCEL NUMBERS**

23894-1

0664-002A

0664-002B

0664-002C

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**23894-1**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THAT PROPERTY DESCRIBED BY QUITCLAIM DEED, RECORDED APRIL 21, 1989, AS INSTRUMENT NO. 127476, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18 AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 12, PAGE 98, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH  $00^{\circ}13'31''$  WEST, ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, A DISTANCE OF 30.00 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE, 30.00 FEET HALF WIDTH, AS DESCRIBED BY INSTRUMENT RECORDED APRIL 17, 1959, IN BOOK 2454, PAGE 65, OFFICIAL RECORDS OF SAID COUNTY AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH  $00^{\circ}13'31''$  WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 114.82 FEET;

THENCE LEAVING SAID WESTERLY LINE NORTH  $89^{\circ}57'40''$  EAST, A DISTANCE OF 75.67 FEET;

THENCE NORTH  $00^{\circ}02'20''$  WEST, A DISTANCE OF 6.82 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$ , AN ARC DISTANCE OF 78.54 FEET, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 58.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH  $89^{\circ}57'40''$  EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 429.54 FEET;

THENCE NORTH  $88^{\circ}55'11''$  EAST, A DISTANCE OF 768.64 FEET, TO A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**23894-1**

THENCE NORTH 00°02'42" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 44.03 FEET, TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE;

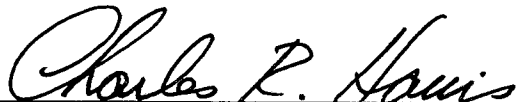
THENCE SOUTH 89°57'40" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1323.26 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 23894-1 CONTAINING AN AREA OF 76,215 SQUARE FEET OR 1.75 ACRES, MORE OR LESS**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

  
\_\_\_\_\_  
CHARLES R. HARRIS P.L.S. 4989  
DATED: 10/7/15 EXP. 12/31/2015



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: Ed Hunt  
DATE: 10-16-2015

**EXHIBIT 'B'**  
 08-RIV-195 PM 6.875 - 23894-1  
 SEC. 18, T.7S., R.9E., S.B.M.

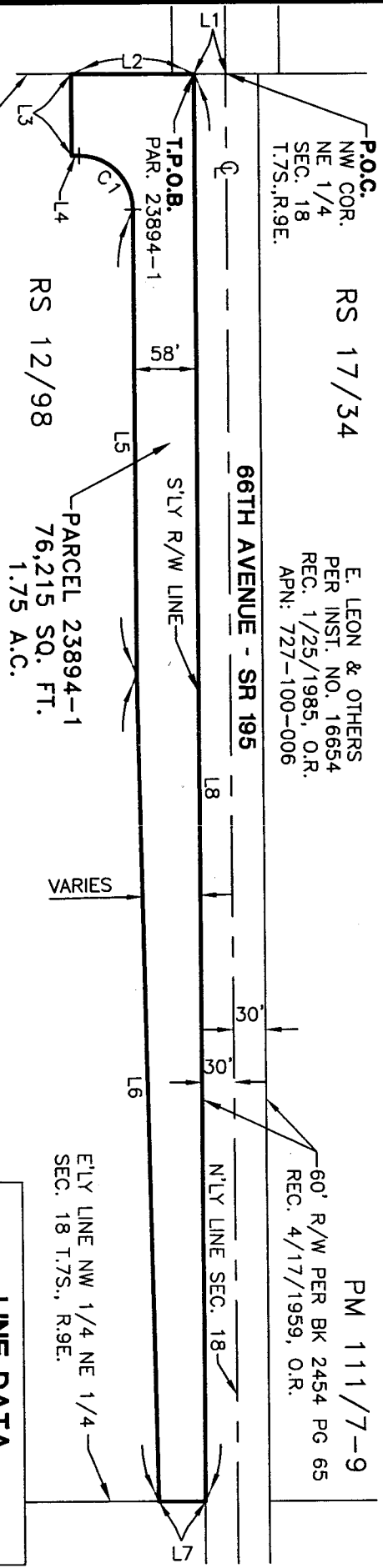
THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 10.16.2015

P.O.C.  
 NW COR.  
 NE 1/4  
 SEC. 18  
 T.7S., R.9E.

RS 17/34

E. LEON & OTHERS  
 PER INST. NO. 16654  
 REC. 1/25/1985, O.R.  
 APN: 727-100-006

PM 111/7-9  
 60' R/W PER BK 2454 PG 65  
 REC. 4/17/1959, O.R.



FARBORZ & MAHOUR HORMOZI  
 PER INST. NO. 127476  
 REC. 4/21/1989, O.R.  
 APN: 727-250-016

NW 1/4 NE 1/4  
 SECTION 18  
 T.7S., R.9E.  
 S.B.M.

**LINE DATA**

NO.	BEARING	LENGTH
L1	S 00°13'31" W	30.00'
L2	S 00°13'31" W	114.82'
L3	N 89°57'40" E	75.67'
L4	N 00°02'20" W	6.82'
L5	N 89°57'40" E	429.54'
L6	N 88°55'11" E	768.64'
L7	N 00°02'42" E	44.03'
L8	S 89°57'40" W	1323.26'

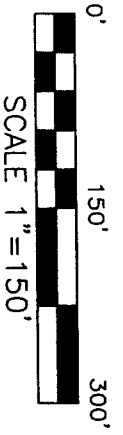
**CURVE DATA**

NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	50.00'	78.54'

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE."



DATED: 10/7/15



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

PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING  
 J.N. 2212

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-002A**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THAT PROPERTY DESCRIBED BY QUITCLAIM DEED, RECORDED APRIL 21, 1989, AS INSTRUMENT NO. 127476, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18 AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 12, PAGE 98, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 00°13'31" WEST, ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, A DISTANCE OF 144.82 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID WESTERLY LINE NORTH 89°57'40" EAST, A DISTANCE OF 75.67 FEET;

THENCE SOUTH 00°02'20" EAST, A DISTANCE OF 89.32 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1625.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°29'41", AN ARC DISTANCE OF 2169.51 FEET, TO A POINT ON THE EASTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18, A RADIAL LINE TO SAID POINT BEARS SOUTH 13°27'59" WEST;

THENCE SOUTH 00°02'42" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 159.18 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1790.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 11°26'15" WEST;

THENCE LEAVING SAID EASTERLY AND NORTHWESTERLY LINE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°26'16", AN ARC DISTANCE OF 950.92 FEET, TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1931.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 41°52'31" WEST;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-002A**

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°52'13", AN ARC DISTANCE OF 838.19 FEET, TO A POINT ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 18, A RADIAL LINE TO SAID POINT BEARS SOUTH 66°44'44" WEST;

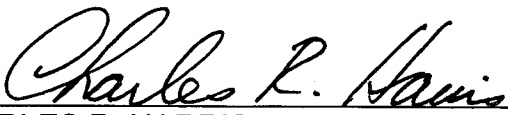
THENCE NORTH 00°13'31" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 730.62 FEET TO THE **TRUE POINT OF BEGINNING**.

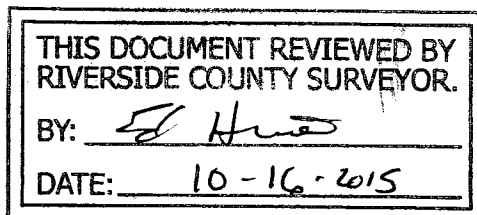
**PARCEL 0664-002A CONTAINING AN AREA OF 365,593 SQUARE FEET OR 8.39 ACRES, MORE OR LESS**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

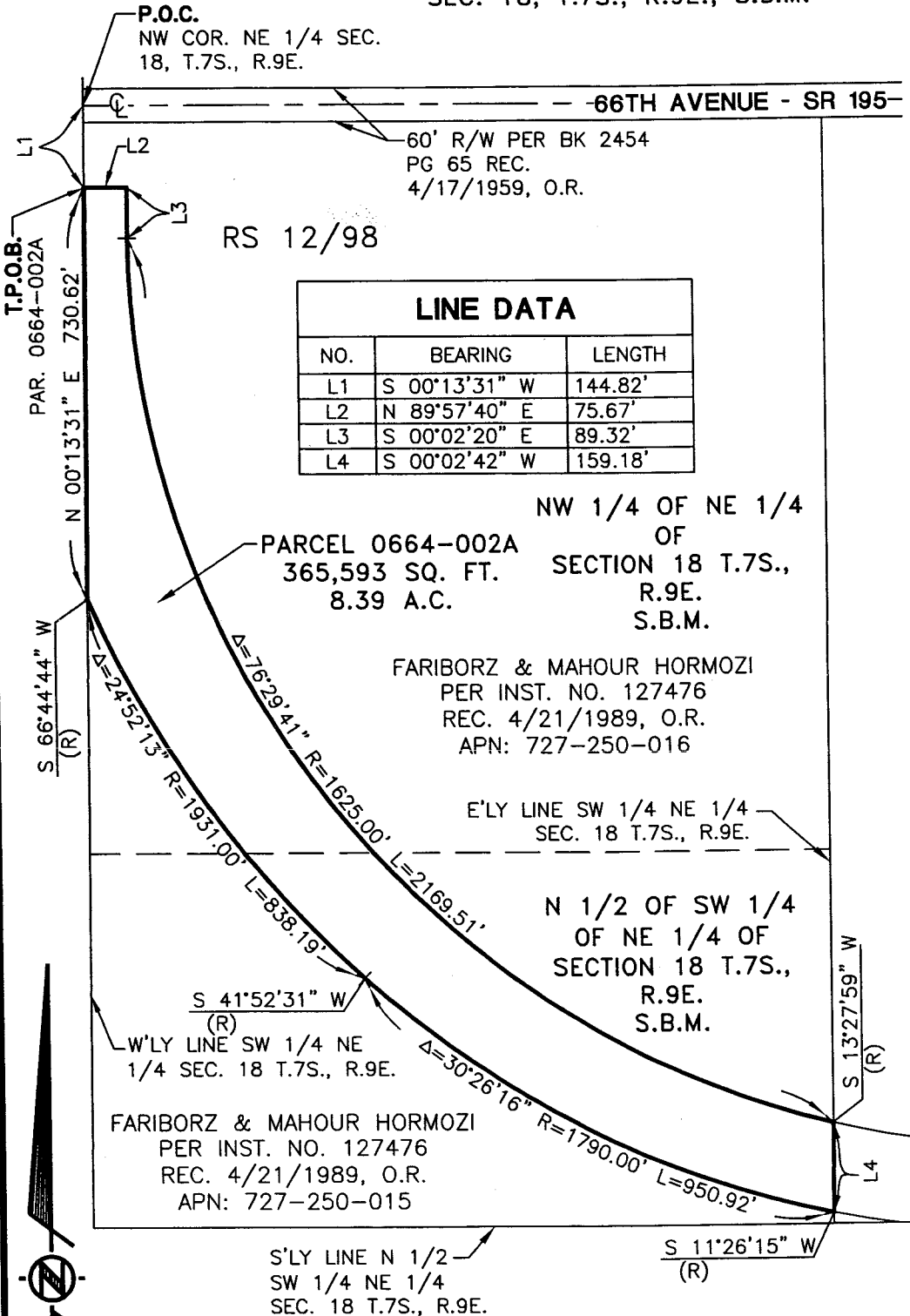
  
\_\_\_\_\_  
CHARLES R. HARRIS P.L.S. 4989  
DATED: 10/7/15 EXP. 12/31/2015





# EXHIBIT "B"

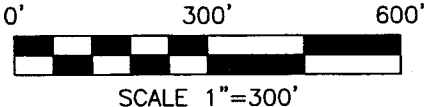
08-RIV-195 PM 6.875 - 0664-002 (0664-002A)  
 SEC. 18, T.7S., R.9E., S.B.M.



THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *Ed H. S.*  
 DATE: 10-16-2015



DATED: 10/7/15



"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".

PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664



MSA CONSULTING, INC.  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

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

# EXHIBIT "B"

TCE

0664-002 (0664-002B & 0664-002C)

SEC. 18, T.7S., R.9E., S.B.M.

60' R/W PER BK 2454 PG 65  
REC. 4/17/1959, O.R.

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Ed H. [Signature]*  
DATE: 10-16-2015

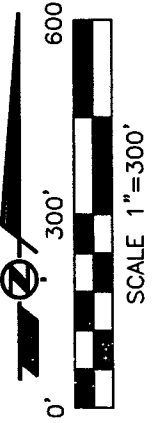
66TH AVENUE

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°02'42" E	15.00'
L2	N 89°57'40" E	429.68'
L3	N 00°02'20" W	96.14'
L4	N 00°02'43" E	15.43'
L5	N 00°02'20" W	96.14'
L6	N 89°57'40" E	429.54'
L7	N 00°13'31" E	36.91'
L8	N 00°02'43" E	15.30'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	35.00'	54.98'
C2	90°00'00"	50.00'	78.54'

SECTION 18  
T.7S., R.9E.  
S.B.M.

  
TEMPORARY  
CONSTRUCTION  
EASEMENT



DATED: 10/7/15

FARIBORZ & MAHOUR HORMOZI  
PER INST. NO. 127476  
REC. 4/21/1989, O.R.  
APN: 727-250-016

PARCEL 0664-002B  
52,782 SQ. FT.  
1.21 A.C.

PARCEL 0664-002C  
26,712 SQ. FT.  
0.61 A.C.  
FARIBORZ & MAHOUR HORMOZI  
PER INST. NO. 127476  
REC. 4/21/1989, O.R.  
APN: 727-250-015

S'LY LINE N 1/2  
SW 1/4 NE 1/4  
SEC. 18 T.7S., R.9E.

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

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

 **MSA CONSULTING, INC.**  
PLANNING • CIVIL ENGINEERING  
LAND SURVEYING

**PARCEL NUMBERS**

0664-003A

0664-003B

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PARCEL 0664-003A**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, A PORTION OF THAT PROPERTY DESCRIBED IN GRANT DEED RECORDED JUNE 17, 1980, AS INSTRUMENT NO. 110250, OF OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 18, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 12, AT PAGE 98, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 00°08'05" EAST ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 18 AND SAID CENTERLINE OF LINCOLN STREET, A DISTANCE OF 1993.09 FEET, TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 89°57'02" WEST ALONG THE NORTHERLY LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, A DISTANCE OF 664.71 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT NO. 110250 AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°57'02" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 546.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1790.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 07°35'42" WEST;

THENCE LEAVING SAID NORTHERLY LINE, EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°43'48", AN ARC DISTANCE OF 241.50 FEET;

THENCE NORTH 89°51'55" EAST, A DISTANCE OF 305.54 FEET TO A POINT ON THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN SAID INSTRUMENT NO. 110250;

THENCE NORTH 00°02'41" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 15.45 FEET TO THE **TRUE POINT OF BEGINNING**.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PARCEL 0664-003A**

**PARCEL 0664-003A CONTAINING AN AREA OF 7,360 SQUARE FEET OR 0.169 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 1.000022931 TO OBTAIN GROUND DISTANCE.

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

PREPARED BY OR UNDER THE DIRECTION OF:

*Charles R. Harris*  
CHARLES R. HARRIS P.L.S. 4989

DATED: 9/2/15 EXP. 12/31/2015



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Ed Hunt*  
DATE: 9-10-2015

**EXHIBIT 'B'**  
 0664-003 (0664-003A)  
 SEC. 18, T.7S., R.9E., SBM

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 9.10.2015

RS 12 | 98

( SR 195 ) 66TH AVENUE

P.O.C. NE COR. OF SEC. 18



DATED: 9/2/15

JAMES FARZAD HORMOZI  
 PER INST. NO. 2006-0834880, REC.  
 11/13/2006, O.R.  
 APN 727-250-005

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°02'41" W	15.45'
L2	S 89°57'02" W	664.71'

S 07°35'42" W (R)  
 $\Delta=07'43'48"$  R=1790.00' L=241.50'  
 N'LY LINE OF PARCEL PER INST. NO. 110250, REC. 06/17/1980, O.R.

PARCEL 0664-003A  
 7,360 SQ. FT.  
 0.169 A.C.

PORTION OF  
 S 1/2 OF S 1/2  
 NE 1/4  
 SECTION 18  
 T.7S., R.9E.  
 SBM

MOSLEM BROTHERS OF AMERICA  
 PER INST. NO. 110250, REC.  
 06/17/1980, O.R.  
 APN 727-250-006

NW COR OF E 1/2, E 1/2, OF S 1/2, S 1/2, NE 1/4

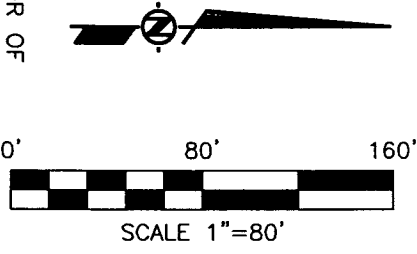
T.P.O.B. PAR. 0664-003A

E'LY LINE OF PARCEL PER INST. NO. 110250, REC. 06/17/1980, O.R.

ANTHONY VILLALOBOS  
 BY INST. NO. 311742, REC. 08/10/1993, O.R.  
 APN 727-250-007

NE COR OF S 1/2 S 1/2

S 00°08'05" E 1993.09'  
 LINCOLN STREET



THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PROJECT NAME: 66TH AVENUE GS  
 W.O. # 88-0664



MSA CONSULTING, INC.  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

J.N. 2212

SHEET 1 OF 1

# EXHIBIT 'B'

TCE

0664-003 (0664-003B)  
 SEC. 18, T.7S., R.9E., SBM

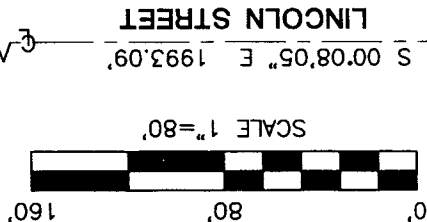
THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*  
 DATE: 7-10-2015

LINE DATA		
NO.	BEARING	LENGTH
L1	S 00°02'41" E	15.00'
L2	N 89°57'02" E	94.49'
L3	N 89°57'02" E	664.71'
L4	S 00°02'41" E	15.45'



DATED: 9/2/15

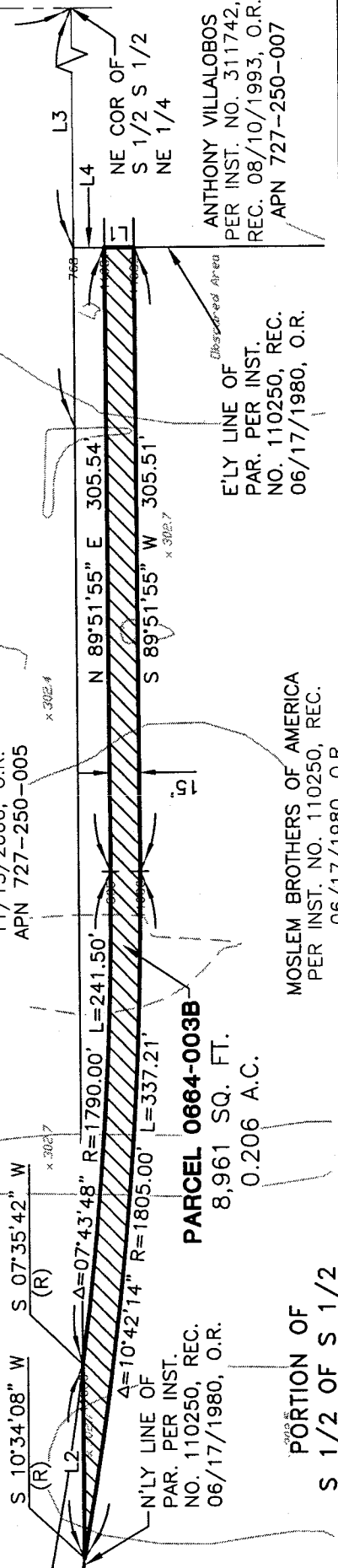


(SR 195) 66TH AVENUE

LINCOLN STREET  
 S 00°08'05" E 1993.09'

98

83  
 12



PORTION OF  
 S 1/2 OF S 1/2  
 NE 1/4  
 SECTION 18  
 T.7S., R.9E.  
 SBM



THE BEARINGS AND DISTANCES USED IN THE ABOVE  
 DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE  
 SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN  
 BY 1.000022931 TO OBTAIN GROUND DISTANCE.

**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

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

PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

## PARCEL NUMBERS

0664-004A

0664-004B

0664-004C

0664-004D

0064-004E

0064-004F

0064-004G



**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**PARCEL 0664-004A, 0664-004B AND 0664-004C**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PORTIONS OF THAT PROPERTY DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2006-0834880, RECORDED NOVEMBER 13, 2006 OF OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 0664-004A:**

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 18, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 12, PAGE 98, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 00°08'05" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF SAID LINCOLN STREET, 30.00 FOOT IN HALF WIDTH, DESCRIBED BY DOCUMENT RECORDED APRIL 17, 1959, IN BOOK 2454 PAGE 65, OFFICIAL RECORDS OF SAID RECORDER, A DISTANCE OF 1993.09 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18, SOUTH 89°57'03" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID LINCOLN STREET, ALSO BEING THE SOUTHEAST CORNER OF SAID INSTRUMENT NO. 2006-0834880 AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°57'03" WEST, A DISTANCE OF 1181.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1790.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 11°26'15" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°50'33", AN ARC DISTANCE OF 120.05 FEET TO A POINT ON THE WESTERLY LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, A RADIAL LINE TO SAID POINT BEARS NORTH 7°35'42" EAST;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**PARCEL 0664-004A, 0664-004B AND 0664-004C**

THENCE NORTH 00°02'42" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 159.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1625.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 13°28'01" WEST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°36'05", AN ARC DISTANCE OF 385.76 FEET;

THENCE NORTH 89°51'55" EAST, A DISTANCE OF 885.32 FEET;

THENCE NORTH 44°51'55" EAST, A DISTANCE OF 44.41 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET;

THENCE SOUTH 00°08'05" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 166.89 FEET TO THE **TRUE POINT OF BEGINNING**;

**PARCEL 0664-004A CONTAINING AN AREA OF 179,772 SQUARE FEET OR 4.13 ACRES, MORE OR LESS**

**PARCEL 0664-004B:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 12, PAGE 98, OF RECORDS OF SURVEY, OF SAID COUNTY;**

THENCE SOUTH 00°08'05" EAST ALONG THE EASTERLY LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF SAID LINCOLN STREET, A DISTANCE OF 458.57 FEET;

THENCE SOUTH 89°51'55" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, 30.00 FOOT IN HALF WIDTH, DESCRIBED BY DOCUMENT RECORDED APRIL 17, 1959, IN BOOK 2454 PAGE 65, OFFICIAL RECORDS OF SAID RECORDER, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 21°56'47" WEST, A DISTANCE OF 112.63 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 58.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°52'24", AN ARC DISTANCE OF 101.10 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, A RADIAL LINE TO SAID POINT BEARS NORTH 12°04'23" WEST;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**PARCEL 0664-004A, 0664-004B AND 0664-004C**

THENCE NON-TANGENT TO SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°08'05" EAST, A DISTANCE OF 182.87 FEET TO THE TRUE POINT OF BEGINNING;

**PARCEL 0664-004B CONTAINING AN AREA OF 5,101 SQUARE FEET OR 0.12 ACRES, MORE OR LESS**

**PARCEL 0664-004C:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 12, PAGE 98, OF RECORDS OF SURVEY, OF SAID COUNTY;**

THENCE ALONG THE EASTERLY LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF LINCOLN STREET SOUTH 00°08'05" EAST, A DISTANCE OF 1473.45 FEET;

THENCE SOUTH 89°51'55" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, 30.00 FOOT IN HALF WIDTH, DESCRIBED BY DOCUMENT RECORDED APRIL 17, 1959, IN BOOK 2454 PAGE 65, OFFICIAL RECORDS OF SAID RECORDER, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°51'55" WEST, A DISTANCE OF 8.00 FEET TO A LINE PARALLEL WITH AND DISTANT 8.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY RIGHT-OF-WAY LINE OF SAID LINCOLN STREET;

THENCE NORTH 00°08'05" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 250.00 FEET;

THENCE NORTH 89°51'55" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET;

THENCE SOUTH 00°08'05" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO THE TRUE POINT OF BEGINNING;

**PARCEL 0664-004C CONTAINING AN AREA OF 2,000 SQUARE FEET OR 0.05 ACRES, MORE OR LESS**

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**PARCEL 0664-004A, 0664-004B AND 0664-004C**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY OR UNDER THE DIRECTION OF:

Charles R. Harris  
CHARLES R. HARRIS P.L.S. 4989

DATED: 10/19/15 EXP. 12/31/2015



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: [Signature]  
DATE: 10-19-2015

# EXHIBIT "B"

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: El Huto  
DATE: 10-19-2015

## 66TH AVENUE (GRADE SEPARATION)

08-RIV-111 PM R17.9 &  
08-RIV-195 PM R 7.3  
- 0664-004A, 0664-004B AND  
0664-004C  
SEC. 18, T.7S., R.9E., SBM

66TH AVENUE

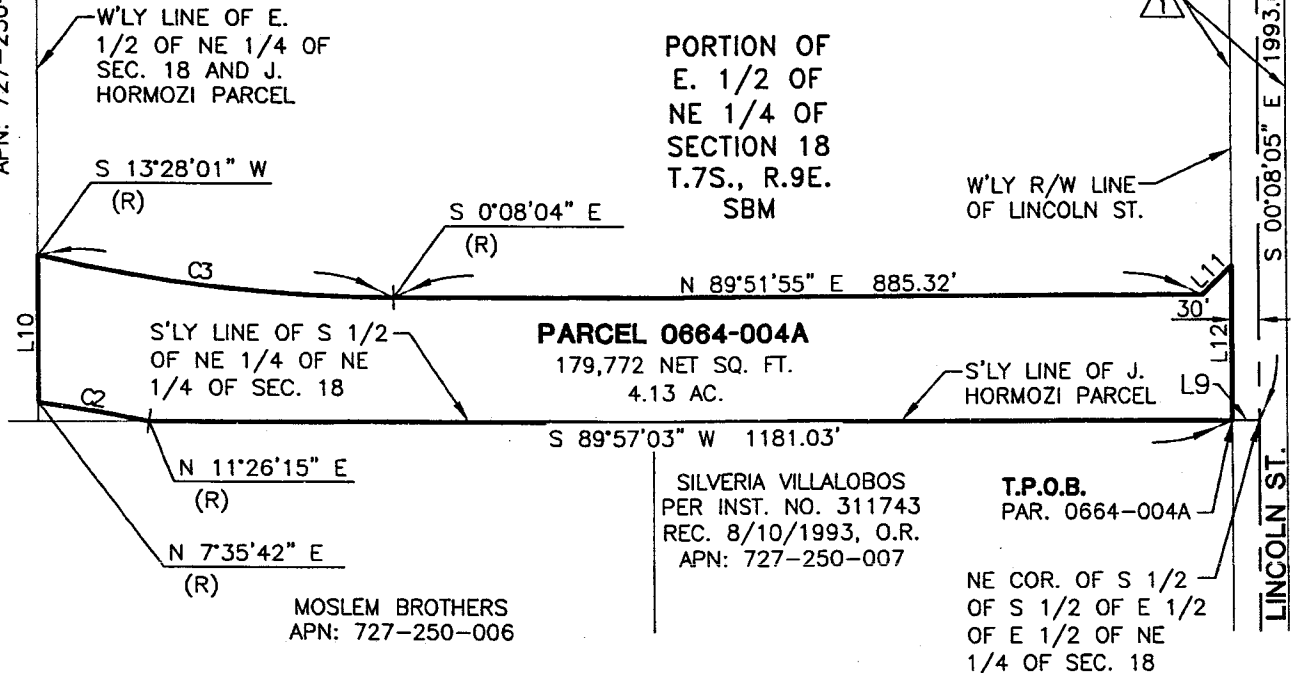
P.O.C.  
NE COR.  
OF SEC. 18

EAST LINE OF SEC.  
18 AND C/L LINCOLN  
ST AS SHOWN ON  
RS 12/98

JAMES FARZAD HORMOZI  
PER INST. NO. 2006-0834880  
REC. 11/13/2006, O.R.  
APN: 727-250-005

PORTION OF  
E. 1/2 OF  
NE 1/4 OF  
SECTION 18  
T.7S., R.9E.  
SBM

FARIBORZ AND MAHOUR HORMOZI  
APN: 727-250-016



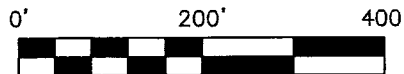
△ 60' R/W PER BOOK 2454 PAGE  
65 REC. 4/17/1959, O.R.

### CURVE DATA

NO.	DELTA	RADIUS	LENGTH
C1	99°52'24"	58.00'	101.10'
C2	03°50'33"	1790.00'	120.05'
C3	13°36'05"	1625.00'	385.76'

### LINE DATA

NO.	BEARING	LENGTH
L1	S 89°51'55" W	30.00'
L2	S 89°51'55" W	8.00'
L3	N 00°08'05" W	250.00'
L4	N 89°51'55" E	8.00'
L5	S 00°08'05" E	250.00'
L6	S 89°51'55" W	30.00'
L7	N 21°56'47" W	112.63'
L8	S 00°08'05" E	182.87'
L9	S 89°57'03" W	30.00'
L10	N 00°02'42" E	159.18'
L11	N 44°51'55" E	44.41'
L12	S 00°08'05" E	166.89'



SCALE 1"=200'



DATED: 10/16/15



MSA CONSULTING, INC.  
PLANNING ■ CIVIL ENGINEERING  
LAND SURVEYING

# EXHIBIT "B"

66TH AVENUE (GRADE SEPARATION)

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*  
DATE: 10-19-2015

08-RIV-111 PM R17.9 &  
08-RIV-195 PM R 7.3  
- 0664-004A, 0664-004B AND 66TH AVENUE  
0664-004C  
SEC. 18, T.7S., R.9E., SBM

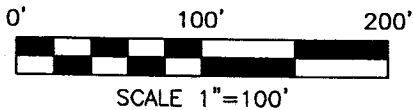
JAMES FARZAD HORMOZI  
PER INST. NO. 2006-0834880  
REC. 11/13/2006, O.R.  
APN: 727-250-005

P.O.C.  
NE COR.  
OF SEC. 18  
EAST LINE OF SEC.  
18 AND C/L LINCOLN  
ST AS SHOWN ON  
RS 12/98

SEE SHEET 1  
FOR LINE AND  
CURVE TABLE



PORTION OF  
E. 1/2 OF  
NE 1/4 OF  
SECTION 18  
T.7S., R.9E.  
SBM



△ 60' R/W PER BOOK 2454 PAGE  
65 REC. 4/17/1959, O.R.

S'LY LINE OF S 1/2 OF  
S 1/2 OF E 1/2 OF  
NE 1/4 OF SEC. 18

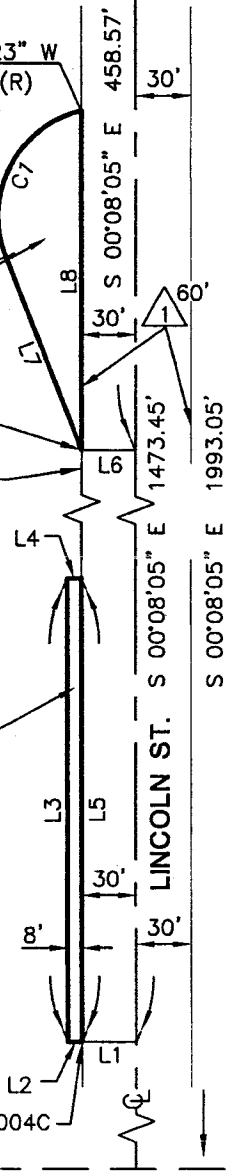
PARCEL 0664-004B  
5,101 NET SQ. FT.  
0.12AC.

T.P.O.B.  
PAR. 0664-004B

W'LY R/W LINE  
OF LINCOLN ST.

PARCEL 0664-004C  
2,000 NET SQ. FT.  
0.05 AC.

T.P.O.B.  
PAR. 0664-004C



SEE SHEET 2

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

"THE BEARINGS AND DISTANCES USED IN THE ABOVE  
DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE  
SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN  
BY 1.000022931 TO OBTAIN GROUND DISTANCE".

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



MSA CONSULTING, INC.  
PLANNING ■ CIVIL ENGINEERING  
LAND SURVEYING

J.N. 2212

SHEET 2 OF 2

# EXHIBIT "B"

TCE  
 08-RIV-111 PM R17.9 & 08-RIV-195 PM R 7.3  
 - 0664-004D AND 0664-004E  
 SEC. 18, T.7S., R.9E., SBM

66TH AVENUE

NE COR.  
 OF SEC. 18

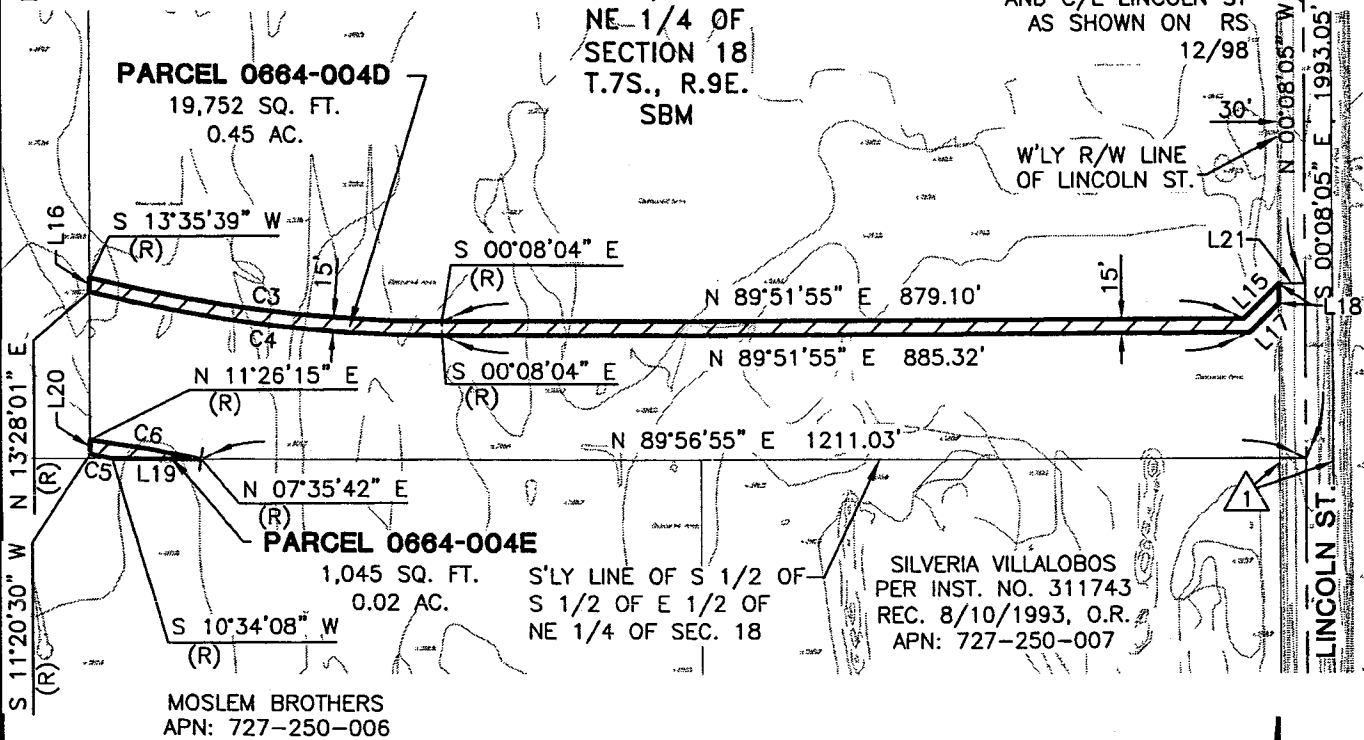
JAMES FARZAD HORMOZI  
 PER INST. NO. 2006-0834880  
 REC. 11/13/2006, O.R.  
 APN: 727-250-005

E. 1/2 OF  
 NE 1/4 OF  
 SECTION 18  
 T.7S., R.9E.  
 SBM

E'LY LINE OF SEC. 18  
 AND C/L LINCOLN ST  
 AS SHOWN ON RS  
 12/98

W'LY R/W LINE  
 OF LINCOLN ST.

FARIBORZ AND MAHOUR HORMOZI  
 APN: 727-250-016

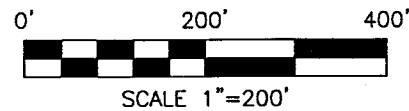


THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 10-19-2015

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	99°52'24"	58.00'	101.10'
C2	101°38'58"	68.00'	120.64'
C3	13°43'43"	1610.00'	385.77'
C4	13°36'05"	1625.00'	385.76'
C5	00°46'22"	1805.00'	24.34'
C6	03°50'33"	1790.00'	120.05'

SEE LINE DATA TABLE SHEET 1

△ 60' R/W PER BOOK 2454 PAGE  
 65 REC. 4/17/1959, O.R.



TEMPORARY CONSTRUCTION EASEMENT



**MSA CONSULTING, INC.**  
 PLANNING ■ CIVIL ENGINEERING  
 LAND SURVEYING

J.N. 2212

SHEET 2 OF 2

# EXHIBIT "B"

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Ed [Signature]*

DATE: 10-19-2015

△ 60' R/W PER BOOK 2454 PAGE  
65 REC. 4/17/1959, O.R.  
TEMPORARY CONSTRUCTION EASEMENT



LINE DATA		
NO.	BEARING	LENGTH
L1	N00°08'05"W	10.19'
L2	N00°08'05"W	26.91'
L3	N21°56'47"W	112.63'
L4	N21°56'47"W	137.62'
L5	N00°08'05"W	15.00'
L6	N00°08'05"W	15.00'
L7	N89°51'55"E	23.00'
L8	N89°51'55"E	8.00'
L9	N00°08'05"W	280.00'
L10	N00°08'05"W	250.00'
L11	N89°51'55"E	23.00'
L12	N89°51'55"E	8.00'
L13	N89°51'55"E	30.00'
L14	N89°51'55"E	30.00'
L15	N44°51'55"E	53.19'
L16	N00°02'43"E	15.43'
L17	N44°51'55"E	44.41'
L18	N00°08'05"W	21.21'
L19	N89°57'02"E	94.49'
L20	N00°02'43"E	15.30'
L21	N89°51'55"E	30.00'

SEE CURVE DATA TABLE SHEET 2



DATED: 10/16/15

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".

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

TCE  
08-RIV-111 PM R17.9 & 08-RIV-195 PM R 7.3  
- 0664-004F AND 0664-004G  
SEC. 18, T.7S., R.9E., SBM

E. 1/2 OF  
NE 1/4 OF  
SECTION 18  
T.7S., R.9E.  
SBM

66TH AVENUE

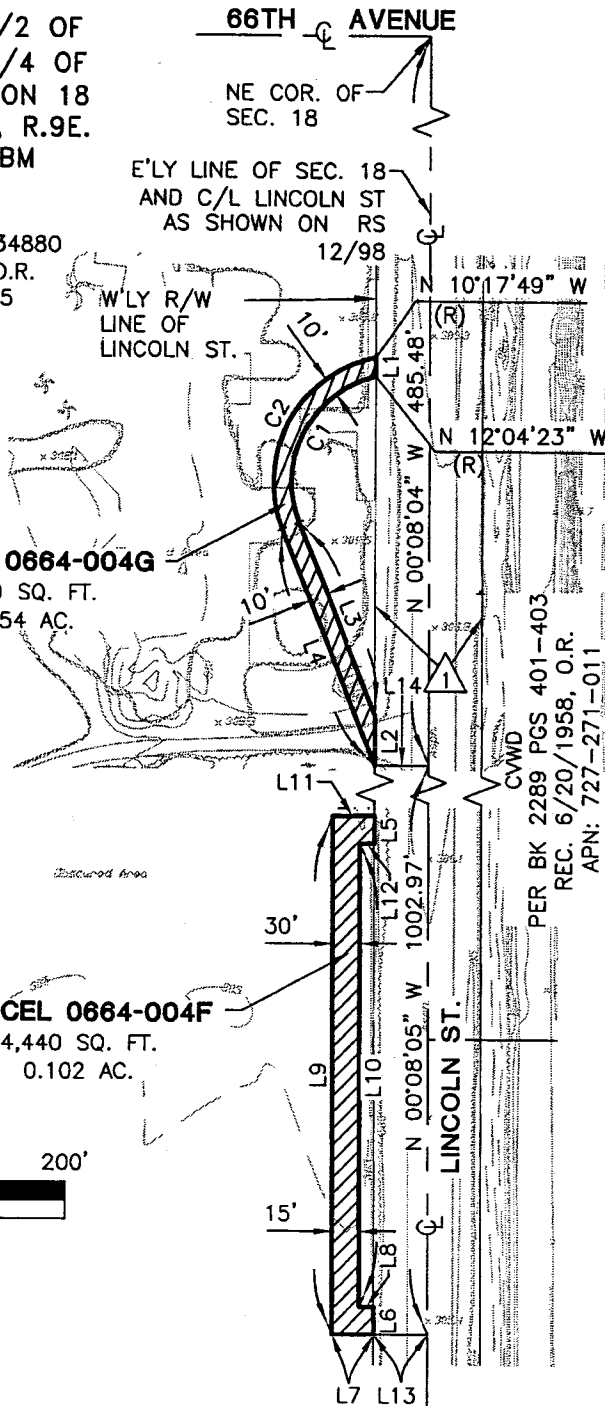
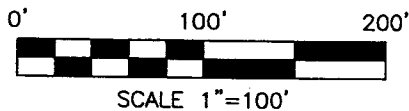
NE COR. OF  
SEC. 18

E'LY LINE OF SEC. 18  
AND C/L LINCOLN ST  
AS SHOWN ON RS  
12/98

JAMES HORMOZI  
PER INST. # 2006-0834880  
REC. 11/13/2006, O.R.  
APN: 727-250-005

PARCEL 0664-004G  
2,360 SQ. FT.  
0.054 AC.

PARCEL 0664-004F  
4,440 SQ. FT.  
0.102 AC.



PER BK 2289 PGS 401-403  
REC. 6/20/1958, O.R.  
APN: 727-271-011



MSA CONSULTING, INC.  
PLANNING ■ CIVIL ENGINEERING  
LAND SURVEYING

J.N. 2212

SHEET 1 OF 2



## **PARCEL NUMBERS**

0664-005A

0664-005B

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-005A**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 311743, RECORDED AUGUST 10, 1993, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 18, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 12, AT PAGE 98, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 00°08'05" EAST ALONG THE EASTERLY LINE OF SAID SECTION 18, AS SHOWN ON SAID RECORD OF SURVEY, ALSO BEING THE CENTERLINE OF LINCOLN STREET, A DISTANCE OF 1993.09 FEET, TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18;

THENCE SOUTH 89°57'03" WEST, ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, 60.00 FEET IN WIDTH, PER DOCUMENT RECORDED APRIL 17, 1959, IN BOOK 2454 PAGE 65, OF SAID OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89°57'03" WEST, A DISTANCE OF 634.71 FEET, TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18;

THENCE SOUTH 00°02'41" EAST, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 15.45 FEET;

THENCE NORTH 89°51'55" EAST, A DISTANCE OF 215.73 FEET;

THENCE SOUTH 00°08'05" EAST, A DISTANCE OF 90.01 FEET;

THENCE NORTH 89°51'55" EAST, A DISTANCE OF 406.00 FEET, TO A POINT ON A LINE PARALLEL WITH AND 43.00' WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF SECTION 18;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-005A**

THENCE SOUTH 00°08'05" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 559.83 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18;

THENCE NORTH 89°56'50" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 13.00 FEET, TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID LINCOLN STREET, 60.00 FEET WIDE, BEING 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY LINE OF SAID SECTION 18;

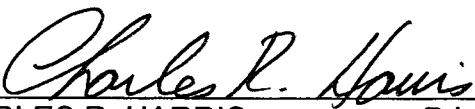
THENCE NORTH 00°08'05" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 664.37 FEET TO THE **TRUE POINT OF BEGINNING**.

**PARCEL 0664-005A CONTAINING AN AREA OF 54,499 SQUARE FEET OR 1.251 ACRES, MORE OR LESS**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

  
\_\_\_\_\_  
CHARLES R. HARRIS P.L.S. 4989  
EXP. 12/31/2015

DATED: 8/17/15



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: SO Harris  
DATE: 8-27-2015

**EXHIBIT 'B'**

08-RIV-111 PM R17.9 - 0664-005 (0664-005A)  
 SEC. 18, T.7S., R.9E., S.B.M.

NE 1/4 SEC. 18  
 T.7S., R.9E.  
 S.B.M.

JAMES FARZAD HORMOZI  
 PER INST. NO. 2006-83480  
 REC. 11/13/2006, O.R.  
 APN: 727-250-005

T.P.O.B.  
 PAR. 0664-005A

N'LY LINE SE 1/4  
 SE 1/4 NE 1/4  
 SEC. 18

**PARCEL 0664-005A**  
 54,499 SQ. FT.  
 1.251 A.C.

W'LY LINE SE 1/4  
 SE 1/4 NE 1/4  
 SEC. 18

SE 1/4 SE 1/4  
 NE 1/4 SEC. 18  
 T.7S., R.9E.  
 S.B.M.

SILVERIA VILLOBOS  
 PER INST. NO. 311743  
 REC. 8/10/1993, O.R.  
 APN: 727-250-007

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*  
 DATE: 8-27-2015

S'LY LINE SE 1/4  
 SE 1/4 NE 1/4  
 SEC. 18

66TH AVENUE

P.O.C.  
 NE COR.  
 OF SEC. 18

E'LY LINE  
 SEC. 18

NE COR. SE 1/4  
 SE 1/4 NE 1/4  
 SEC. 18

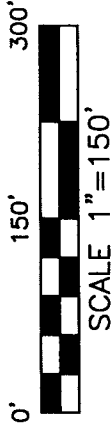
60' R/W PER BK 2454 PG 65  
 REC. 4/17/1959, O.R.

W'LY R/W LINE  
 LINCOLN STREET

E'LY R/W LINE  
 LINCOLN STREET

LINCOLN STREET

LINE DATA		
NO.	BEARING	LENGTH
L1	S 00°08'05" E	1993.09'
L2	S 89°57'03" W	30.00'
L3	S 89°57'03" W	634.71'
L4	S 00°02'41" E	15.45'
L5	N 89°51'55" E	215.73'
L6	S 00°08'05" E	90.01'
L7	N 89°51'55" E	406.00'
L8	S 00°08'05" E	559.83'
L9	N 89°56'50" E	13.00'
L10	N 00°08'05" W	664.37'



DATED: 8/17/15

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".



**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

J.N. 2212

SHEET 1 OF 1

"THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION".  
 PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

# EXHIBIT 'B'

TCE

08-RIV-111 PM R17.9 - 0664-005 (0664-005B)  
 SEC. 18, T.7S., R.9E., S.B.M.

NE 1/4 SEC. 18  
 T.7S., R.9E.  
 S.B.M.

JAMES FARZAD HORMOZI  
 PER INST. NO. 2006-83480  
 REC. 11/13/2006, O.R.  
 APN: 727-250-005

E'LY LINE  
 SEC. 18

NW COR. SE 1/4  
 SE 1/4 NE 1/4  
 SEC. 18

N'LY LINE SE 1/4  
 SE 1/4 NE 1/4  
 SEC. 18

**PARCEL 0664-005B**  
 18,849 SQ. FT.  
 0.433 A.C.

W'LY LINE SE 1/4  
 SE 1/4 NE 1/4  
 SEC. 18

SE 1/4 SE 1/4  
 NE 1/4 SEC. 18  
 T.7S., R.9E.  
 S.B.M.

SILVERIA VILLALOBOS  
 PER INST. NO. 311743  
 REC. 8/10/1993, O.R.  
 APN: 727-250-007

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 8-27-2015

LINE DATA		
NO.	BEARING	LENGTH
L1	S 00°08'05" E	2657.45'
L2	S 89°56'50" W	43.00'
L3	N 00°08'05" W	559.83'
L4	S 89°51'55" W	406.00'
L5	N 00°08'05" W	90.01'
L6	S 89°51'55" W	215.73'
L7	S 00°02'41" E	15.00'
L8	N 89°51'55" E	200.76'
L9	S 00°08'05" E	90.01'
L10	N 89°51'55" E	406.00'
L11	S 00°08'05" E	544.81'
L12	N 89°56'50" E	15.00'



DATED: 8/17/15

TEMPORARY CONSTRUCTION EASEMENT



THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.



**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

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

J.N. 2212

SHEET 1 OF 1

## **PARCEL NUMBERS**

0664-006A

0664-006B

0664-006C

0664-006D

0664-006E

0664-006F

**EXHIBIT "A"**  
**ROADWAY EASEMENT**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-006A**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THAT PROPERTY DESCRIBED IN GRANT DEEDS TO COACHELLA VALLEY COUNTY WATER DISTRICT RECORDED JUNE 20, 1958 IN BOOK 2289, IN PAGES 388 THROUGH 391, INCLUSIVE, AND PAGES 401 THROUGH 403, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 17, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 137, AT PAGE 69, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 00°08'05" EAST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 17 ALSO BEING THE CENTERLINE OF LINCOLN STREET AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 28, AT PAGE 91, OF RECORDS OF SURVEY, OF SAID COUNTY, A DISTANCE OF 1284.14 FEET;

THENCE NORTH 89°51'55" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH THE WESTERLY LINE OF SECTION 17 AS DESCRIBED BY DOCUMENT RECORDED APRIL 17, 1959, IN BOOK 2454, PAGE 65, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE COACHELLA VALLEY COUNTY WATER DISTRICT PARCEL AS DESCRIBED BY DOCUMENT RECORDED JUNE 20, 1958, IN BOOK 2289, PAGES 401 THROUGH 403, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°51'55" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2289, PAGES 401 THROUGH 403, INCLUSIVE, SAID POINT ALSO BEING ON A LINE PARALLEL WITH AND DISTANT 150.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF SAID SECTION 17;

THENCE SOUTH 00°08'05" EAST ALONG SAID EASTERLY LINE AND SAID PARALLEL LINE A DISTANCE OF 45.16 FEET TO THE NORTHEASTERLY CORNER OF THE COACHELLA VALLEY WATER DISTRICT PARCEL DESCRIBED BY SAID DOCUMENT RECORDED IN BOOK 2289 PAGES 388 THROUGH 391, INCLUSIVE;

**EXHIBIT "A"**  
**ROADWAY EASEMENT**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-006A**

THENCE CONTINUING SOUTH 00°08'05" EAST ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2289 PAGES 388 THROUGH 391, INCLUSIVE, AND SAID PARALLEL LINE, A DISTANCE OF 44.84 FEET;

THENCE SOUTH 89°51'55" WEST, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 35.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17, ALSO BEING A POINT ON THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2289, PAGES 388 THROUGH 391, INCLUSIVE;

THENCE NORTH 00°08'05" WEST ALONG SAID WESTERLY LINE AND SAID PARALLEL LINE, A DISTANCE OF 45.28 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2289, PAGES 401 THROUGH 403, INCLUSIVE;

THENCE NORTH 89°55'05" WEST, ALONG SAID SOUTHERLY LINE AND SOUTH LINE, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID PARCEL DESCRIBED IN BOOK 2289, PAGES 401 THROUGH 403, INCLUSIVE;

THENCE NORTH 00°08'05" WEST, ALONG SAID WESTERLY LINE OF BOOK 2289 PAGES 401 THROUGH 403, INCLUSIVE, AND SAID PARALLEL LINE, A DISTANCE OF 44.70 FEET TO THE **TRUE POINT OF BEGINNING**.

**PARCEL 0664-006A CONTAINING 10,573 SQUARE FEET OR 0.243 ACRES, MORE OR LESS.**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**



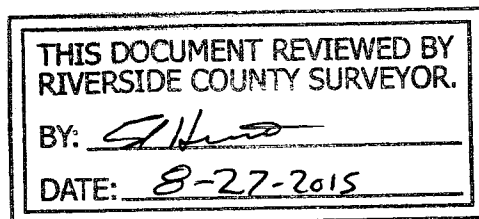
**EXHIBIT "A"**  
**ROADWAY EASEMENT**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-006A**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

Charles R. Harris  
CHARLES R. HARRIS P.L.S. 4989  
EXP. 12/31/2015

DATED: 8/21/15



# EXHIBIT 'B'

## ROADWAY EASEMENT

66TH AVENUE - C  
 P.O.C. 08-RIV-111 PM R17.9 & 08-RIV-195 PM R 7.3 - 0664-006 (0664-006A)  
 NW COR. OF SEC. 17  
 WESTERLY LINE OF SEC. 17 AND C/L LINCOLN ST PER RS 12/98  
 CVCWD  
 PER O.R. 2289/401-403 REC. 6/20/1958  
 APN: 727-271-011

E'LY R/W LINE OF LINCOLN AVENUE & W'LY LINE OF CVCWD PARCEL  
 N 89°51'55" E 120.00'

T.P.O.B. PAR. 0664-006A  
 150.00'

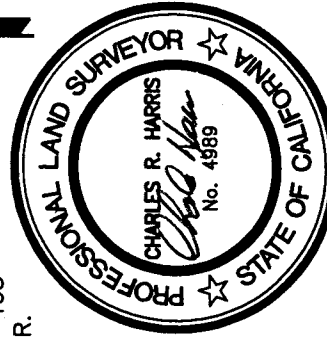
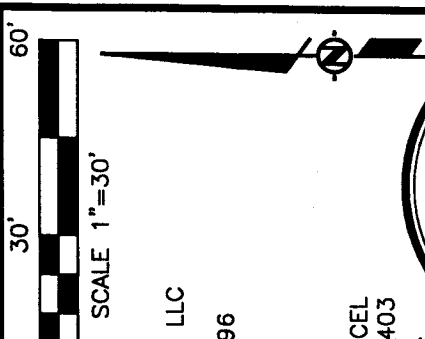
SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 SEC. 17  
 N 00°08'05" E 44.70'

PARCEL 0664-006A  
 10,573 SQ. FT.  
 0.243 A.C.  
 NE'LY COR. CVCWD PARCEL PER BK 2289 PGS 388-391 REC. 6/20/1958, O.R.  
 S 89°51'55" W 115.00'

LINE DATA	
NO.	BEARING LENGTH
L1	S 00°08'05" E 1284.14'
L2	N 89°51'55" E 30.00'
L3	N 00°08'05" W 45.28'
L4	N 89°55'05" W 5.00'
L5	N 00°08'05" W 44.70'

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

PER BK 2289 PGS 388-391 REC. 6/20/1958, O.R.  
 APN: 727-271-011  
 5' ESMT IN FAVOR OF CVCWD PER BK 1044 PG 232, REC. 01/14/1949, O.R.  
 60' R/W PER BOOK 2454 PAGE 65 REC. 4/17/1959, O.R.

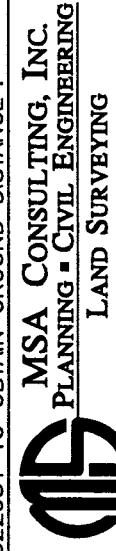


NW 1/4 SECTION 17 T.7S., R.9E. SBM

LLA 5374 INST. NO. 2011-0365696 REC. 8/18/2011

DATED: 8/21/15  
 APN: 727-271-019  
 THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.  
 BY: [Signature]  
 DATE: 8-27-2015

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.



J.N. 2212 SHEET 1 OF 1

**EXHIBIT "A"**  
**ROADWAY EASEMENT**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-006B**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THAT PROPERTY DESCRIBED IN GRANT DEED TO COACHELLA VALLEY COUNTY WATER DISTRICT, RECORDED JUNE 20, 1958 IN BOOK 2289, PAGES 388 THROUGH 391, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN A PORTION OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 17, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 137, AT PAGE 69, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 00°08'05" EAST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 17 AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 28, AT PAGE 91, OF RECORDS OF SURVEY, OF SAID COUNTY, ALSO BEING THE CENTERLINE OF LINCOLN STREET, A DISTANCE OF 1842.56 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON A LINE PARALLEL WITH SAID WESTERLY LINE OF SECTION 17, AS MEASURED AT RIGHT ANGLES, ALSO BEING A POINT ON THE WESTERLY LINE OF SAID COACHELLA VALLEY COUNTY WATER DISTRICT PARCEL AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 90°00'00" EAST, A DISTANCE OF 115.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID COACHELLA VALLEY COUNTY WATER DISTRICT PARCEL;

THENCE SOUTH 00°08'05" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 180.00 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE SOUTH 00°08'05" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 634.92 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17 AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 28, AT PAGE 91, OF RECORDS OF SURVEY, OF SAID COUNTY, BEING A POINT ON A LINE PARALLEL WITH AND

**EXHIBIT "A"**  
**ROADWAY EASEMENT**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-006B**

DISTANT 50.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHWEST QUARTER OF SECTION 17, ALSO BEING THE CENTERLINE OF SAID LINCOLN STREET;

THENCE SOUTH 00°07'36" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 31.51 FEET;

THENCE SOUTH 89°52'24" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 35.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17, ALSO BEING THE CENTERLINE OF LINCOLN STREET;

THENCE NORTH 00°07'36" WEST ALONG SAID PARALLEL LINE, TO A POINT ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, A DISTANCE OF 31.55 FEET;

THENCE NORTH 00°08'05" WEST ON A LINE PARALLEL WITH AND 35.00 FEET EASTERLY OF SAID WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 814.91 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 0664-006B CONTAINING 30,696 SQUARE FEET OR 0.705 ACRES, MORE OR LESS.**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

**EXHIBIT "A"**  
**ROADWAY EASEMENT**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-006B**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

*Charles R. Harris*

CHARLES R. HARRIS

P.L.S. 4989

EXP. 12/31/2015

DATED: 8/21/15



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 8-27-2015

66TH AVENUE

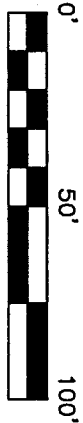
**EXHIBIT 'B'**

**ROADWAY EASEMENT**  
SEC. 17, T.7S., R.9E., SBM

P.O.C. NW COR. 08-RIV-111 PM R17.9 & 08-RIV-195 PM 7.3 - 0664-006 (0664-006B)  
OF SEC. 17  
W'LY LINE OF SEC. 17

E'LY LINE CVCWD PARCEL  
PER BK 2289 PGS 388-391  
REC. 6/20/1958, O.R.

- 1 5' ESMT IN FAVOR OF CVCWD PER BK 1044 PG 232, REC. 01/14/1949, O.R.
- 2 60' R/W PER BOOK 2454 PAGE 65 REC. 4/17/1959, O.R.

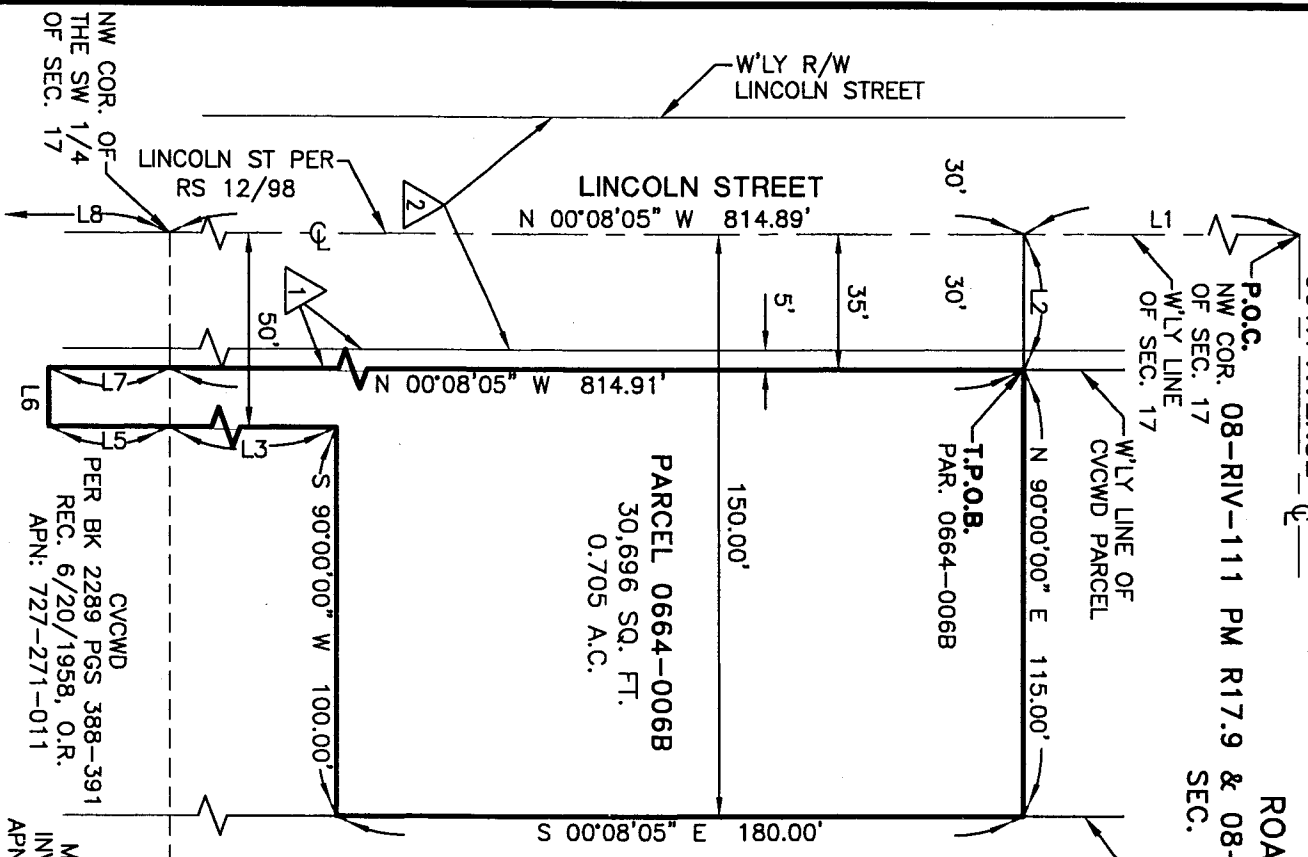


MULTI-NATIONAL INVESTMENTS, LLC  
APN: 727-271-019



LINE DATA		
NO.	BEARING	LENGTH
L1	S 00°08'05" E	1842.56'
L2	N 90°00'00" E	35.00'
L3	N 00°08'05" W	634.92'
L4	N 89°55'05" W	5.00'
L5	N 00°07'36" W	31.51'
L6	N 89°52'24" E	15.00'
L7	N 00°07'36" W	31.55'
L8	N 00°07'36" W	2657.31'

DATED: 8/21/15



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 8-22-2015

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE."

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

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664



# EXHIBIT "A"

TCE

PARCELS 0664-006C, 0664-006D

5' ESMT IN FAVOR OF CVCWD PER BK 1044 PG 232, REC. 01/14/1949, O.R.

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.

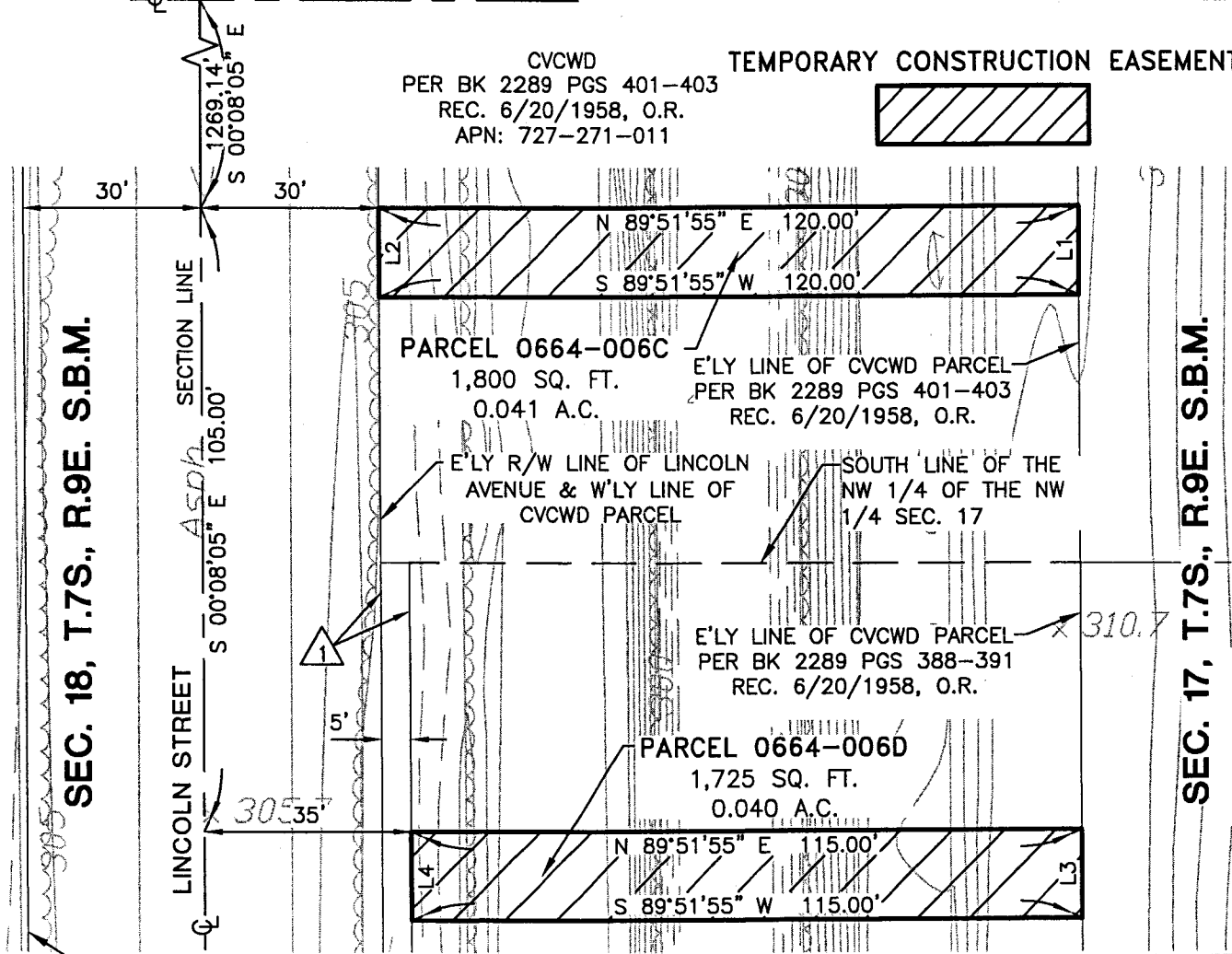
BY: *[Signature]*

DATE: 8-27-2015

66TH AVENUE N 89°52'12" W

CVCWD  
PER BK 2289 PGS 401-403  
REC. 6/20/1958, O.R.  
APN: 727-271-011

TEMPORARY CONSTRUCTION EASEMENT

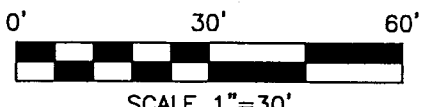


ALL DISTANCES SHOWN HEREON ARE GRID UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCES BY A COMBINATION FACTOR OF 1.000022931

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

LINE DATA

NO.	BEARING	LENGTH
L1	N 00°08'05" W	15.00'
L2	S 00°08'05" E	15.00'
L3	S 00°08'05" E	15.00'
L4	N 00°08'05" W	15.00'



DATED: 8/21/15



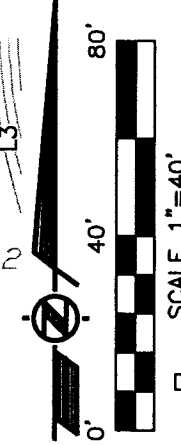
MSA CONSULTING, INC.  
PLANNING ■ CIVIL ENGINEERING  
LAND SURVEYING

# EXHIBIT "B"

TCE

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

PARCELS 0664-006E, 0664-006F



DATED: 8/21/15

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°08'05" W	15.00'
L2	N 90°00'00" E	114.99'
L3	N 00°08'05" W	15.00'
L4	N 90°00'00" E	114.99'
L5	N 90°00'00" E	99.99'
L6	N 00°08'05" W	15.00'
L7	N 90°00'00" E	84.99'
L8	N 00°08'05" W	619.93'
L9	N 00°07'36" W	46.87'
L10	N 89°21'31" W	30.00'
L11	N 00°07'36" W	15.00'
L12	N 89°52'24" E	15.00'
L13	N 00°07'36" W	31.51'
L14	N 00°08'05" W	634.85'
L15	N 00°08'05" W	1827.56'
L16	N 90°00'00" E	35.00'

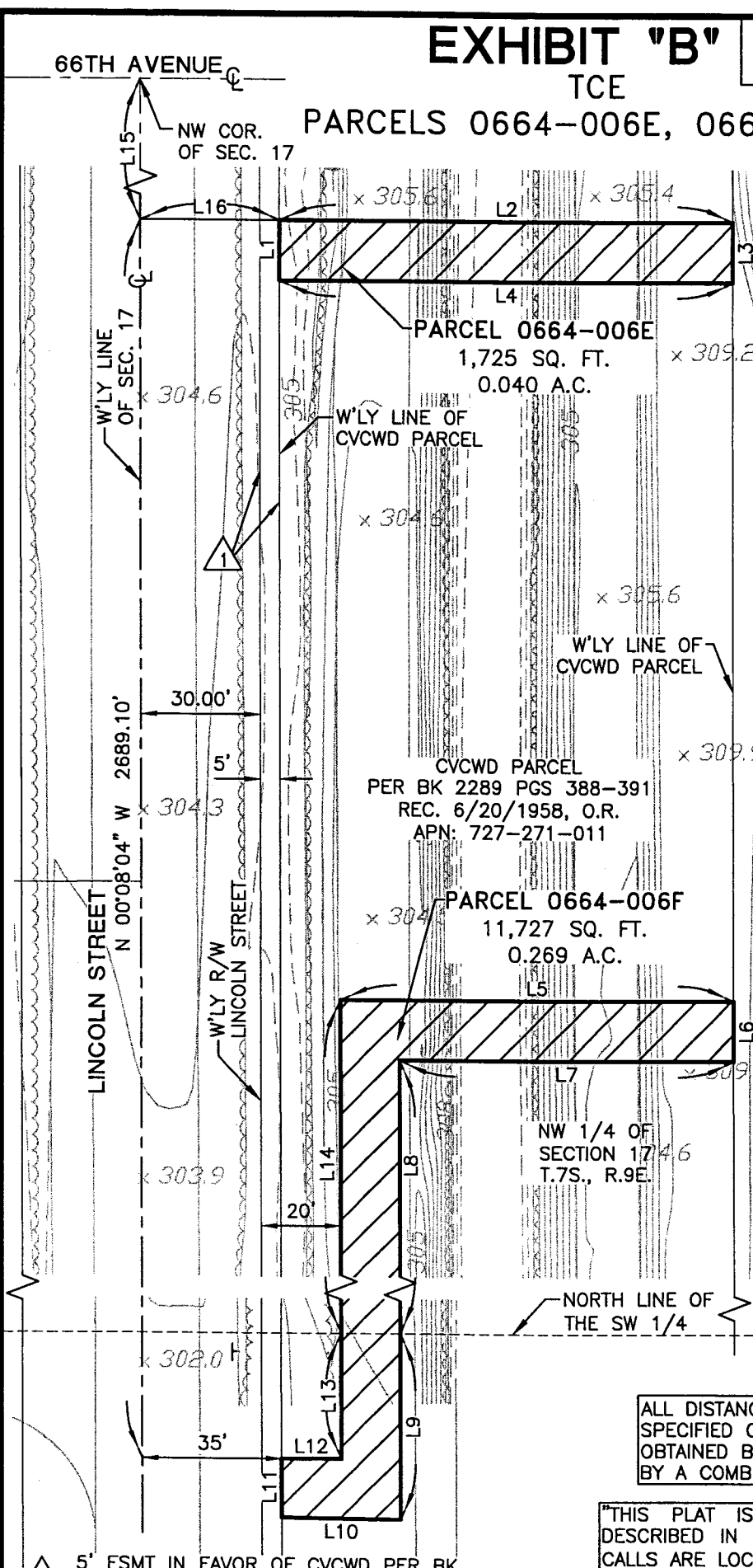
TEMPORARY CONSTRUCTION EASEMENT

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 8-27-2015

**MSA CONSULTING, INC.**  
PLANNING • CIVIL ENGINEERING  
LAND SURVEYING

ALL DISTANCES SHOWN HEREON ARE GRID UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCES BY A COMBINATION FACTOR OF 1.000022931

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



5' ESMT IN FAVOR OF CVCWD PER BK 1044 PG 232, REC. 01/14/1949, O.R.

PARCEL 0664-006E  
1,725 SQ. FT.  
0.040 A.C.

PARCEL 0664-006F  
11,727 SQ. FT.  
0.269 A.C.

CVCWD PARCEL  
PER BK 2289 PGS 388-391  
REC. 6/20/1958, O.R.  
APN: 727-271-011

NW 1/4 OF SECTION 17  
T.7S., R.9E.



## PARCEL NUMBERS

0664-007A

0664-007B

0664-007C

0664-007D

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-007A**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 2009-0594042 AS PARCEL 2, RECORDED NOVEMBER 17, 2009, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 17, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 28, AT PAGE 91, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 00°08'05" EAST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 17 AND SAID CENTERLINE OF LINCOLN STREET AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 1737.91 FEET;

THENCE NORTH 89°51'55" EAST, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 150.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO SAID WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17, ALSO BEING THE CENTERLINE OF SAID LINCOLN STREET, SAID POINT BEING ON THE EASTERLY LINE OF THE COACHELLA VALLEY COUNTY WATER DISTRICT PARCEL AS DESCRIBED BY INSTRUMENT RECORDED JUNE 20, 1958 IN BOOK 2289, PAGES 388 THROUGH 391, INCLUSIVE, ALSO BEING THE WESTERLY LINE OF SAID PARCEL 2 AND THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID WESTERLY LINE NORTH 90°00'00" EAST, A DISTANCE OF 290.07 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 37.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 100°33'32", AN ARC DISTANCE OF 87.75 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 10°33'42" EAST, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 840.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 10°33'33" EAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°59'05", AN ARC DISTANCE OF 468.92 FEET;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-007A**

THENCE NORTH 47°27'22" EAST, A DISTANCE OF 345.60 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HWY 111, 90.00 FEET SOUTHWESTERLY HALF-WIDTH, PER EASEMENT DEED RECORDED FEBRUARY 28, 1950, IN BOOK 1151, PAGES 38 THROUGH 39, INCLUSIVE, OF OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 2;

THENCE SOUTH 36°08'33" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NORTHEASTERLY LINE OF PARCEL 2, A DISTANCE OF 217.22 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NORTHEASTERLY LINE OF PARCEL 2 SOUTH 10°51'27" WEST, A DISTANCE OF 121.53 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE OF PARCEL 2 AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 58°40'37" WEST, A DISTANCE OF 316.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1236.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 31°19'22" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°19'22", AN ARC DISTANCE OF 675.70 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 00°00'00" WEST;

THENCE NON-TANGENT FROM LAST SAID CURVE NORTH 89°59'59" WEST, A DISTANCE OF 209.86 FEET TO A POINT 150.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 17, ALSO BEING A POINT ON THE WESTERLY LINE OF SAID PARCEL 2 AND THE EASTERLY LINE OF SAID COACHELLA VALLEY COUNTY WATER DISTRICT PARCEL;

THENCE NORTH 00°08'05" WEST ALONG SAID WESTERLY LINE OF PARCEL 2, A DISTANCE OF 285.00 FEET TO THE **TRUE POINT OF BEGINNING**.

**PARCEL 0664-007A CONTAINING AN AREA OF 296,051 SQUARE FEET OR 6.796 ACRES, MORE OR LESS**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-007A**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

*Charles R. Harris*  
CHARLES R. HARRIS P.L.S. 4989  
DATED: 8/21/15 EXP. 12/31/2015



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *EDH*  
DATE: 8-27-2015

# EXHIBIT 'B'

08-RIV-111 PM R17.9 - 0664-007 (0664-007A)  
 SEC. 17, T.7.S., R.9E., S.B.M.

W'LY LINE OF PARCEL 2 PER INST. NO. 2009-0594042, REC. 11/17/2009, O.R. & E'LY LINE OF CWMD PARCEL

P.O.C. NW COR. SECTION 17

W'LY LINE OF SEC. 17

CWMD PER BK 2289 PGS 389-391 REC. 6/20/1958, O.R. APN: 727-271-011



DATED: 8/17/15

LINE DATA		
NO.	BEARING	LENGTH
L1	N 89°51'55" E	150.00'
L2	N 90°00'00" E	290.07'
L3	S 00°00'00" E	37.17'
L4	N 47°27'22" E	345.60'
L5	S 36°08'33" E	217.22'
L6	S 10°51'27" W	121.53'
L7	S 58°40'37" W	316.12'
L8	N 89°59'59" W	209.86'
L9	N 00°08'05" W	285.00'

MULTI-NATIONAL INVESTMENTS, LLC  
 A PORTION OF PARCEL 2, INST. NO. 2009-0594042, REC. 11/17/2009, O.R. APN 727-271-019

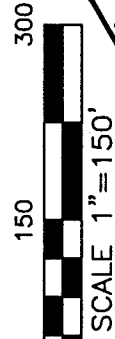
CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	100°33'32"	50.00'	87.75'
C2	31°59'05"	840.00'	468.92'
C3	31°19'22"	1236.00'	675.70'

NW 1/4 OF SECTION 17 T.7S., R.9E. SBM

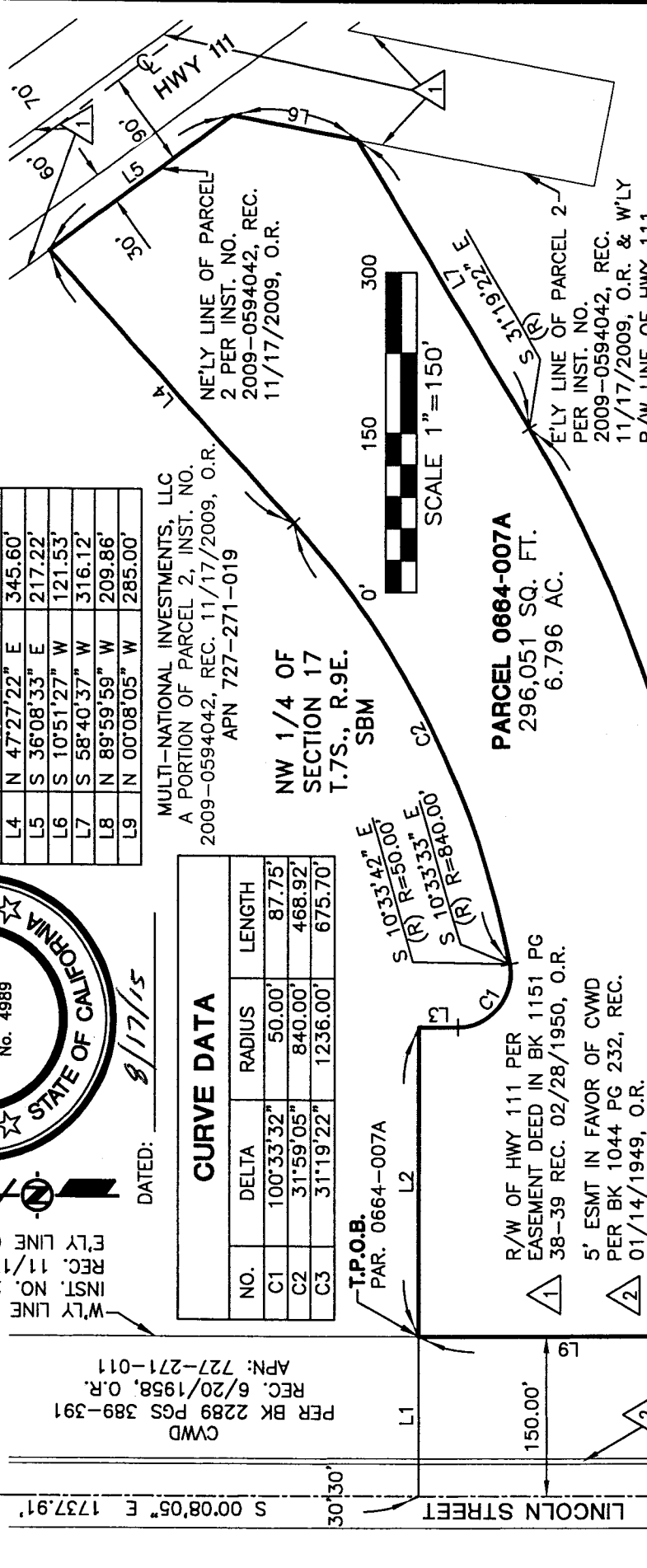
T.P.O.B. PAR. 0664-007A

- 1 R/W OF HWY 111 PER EASEMENT DEED IN BK 1151 PG 38-39 REC. 02/28/1950, O.R.
- 2 5' ESMT IN FAVOR OF CWMD PER BK 1044 PG 232, REC. 01/14/1949, O.R.
- 3 60' R/W PER BOOK 2454 PAGE 65 REC. 4/17/1959, O.R.

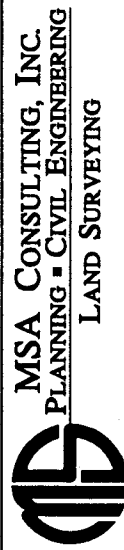
PARCEL 0664-007A  
 296,051 SQ. FT.  
 6.796 AC.



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.  
 BY: [Signature]  
 DATE: 8-27-2015



"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".



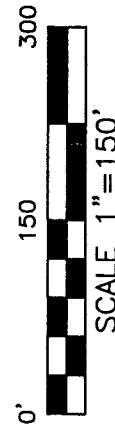
PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

**EXHIBIT 'B'**  
TCE

SEE SHEET 2 FOR LINE AND CURVE TABLES

08-RIV-111 PM R17.9 - 0664-007 (0664-007B & 007C)  
SEC. 17, T.7.S., R.9E., S.B.M.

66TH AVENUE



DATED: 8/21/15

W'LY LINE OF SEC. 17

1722.91' E 00°08'05" W 300.00' W 30.30'

CVCWD  
PER BK. 2289 PG. 388-391  
REC. 6/20/1958, O.R.  
APN: 727-271-011

W'LY LINE OF PARCEL 2 PER INST. NO. 2009-0594042, REC. 11/17/2009, O.R. & E'LY LINE OF CVCWD PARCEL

MULTI-NATIONAL INVESTMENTS, LLC  
A PORTION OF PARCEL 2, INST. NO. 2009-0594042, REC. 11/17/2009, O.R. 18,420 SQ. FT. 0.423 AC.  
APN 727-271-019

N 90°00'00" E 305.10'

N 90°00'00" E 290.07'

N 10°33'33" W (R) R=825.00' L=468.92'

N 10°33'33" W (R) R=840.00' L=460.55'

N 10°33'33" W (R) R=840.00' L=460.55'

N 10°33'33" W (R) R=840.00' L=460.55'

N 10°33'33" W (R) R=840.00' L=460.55'

N 10°33'33" W (R) R=840.00' L=460.55'

N 10°33'33" W (R) R=840.00' L=460.55'

N 10°33'33" W (R) R=840.00' L=460.55'

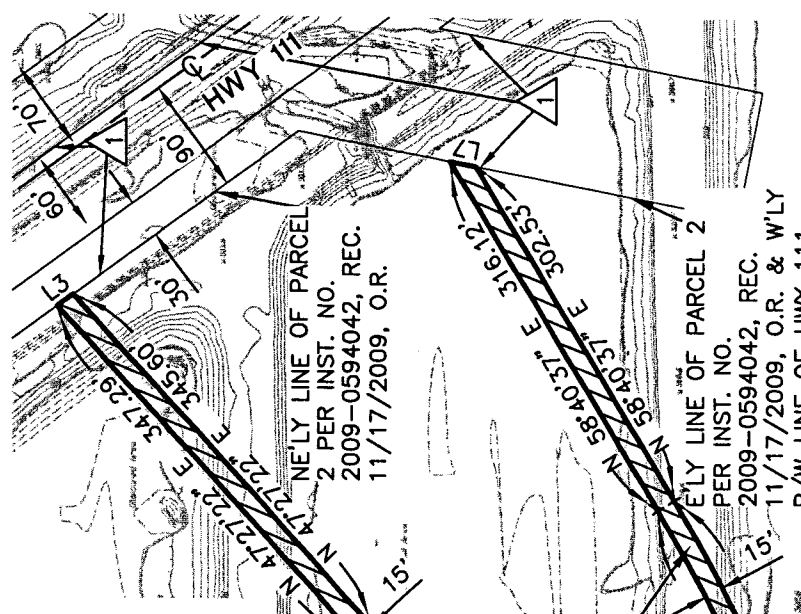
N 10°33'33" W (R) R=840.00' L=460.55'

N 10°33'33" W (R) R=840.00' L=460.55'

N 10°33'33" W (R) R=840.00' L=460.55'

N 10°33'33" W (R) R=840.00' L=460.55'

N 10°33'33" W (R) R=840.00' L=460.55'



NE'LY LINE OF PARCEL 2 PER INST. NO. 2009-0594042, REC. 11/17/2009, O.R.  
N 47°21'22" E 347.29'  
N 47°21'22" E 343.60'  
N 47°21'22" E 340.90'  
N 58°40'37" E 316.12'  
N 58°40'37" E 302.53'  
E'LY LINE OF PARCEL 2 PER INST. NO. 2009-0594042, REC. 11/17/2009, O.R. & W'LY R/W LINE OF HWY 111  
N 58°40'37" E 316.12'  
N 58°40'37" E 302.53'  
E'LY LINE OF PARCEL 2 PER INST. NO. 2009-0594042, REC. 11/17/2009, O.R. & W'LY R/W LINE OF HWY 111  
N 58°40'37" E 316.12'  
N 58°40'37" E 302.53'

PARCEL 0664-007B  
17,985 SQ. FT. 0.413 AC.

PARCEL 0664-007C  
18,420 SQ. FT. 0.423 AC.

PARCEL 0664-007D  
17,985 SQ. FT. 0.413 AC.

PARCEL 0664-007E  
18,420 SQ. FT. 0.423 AC.

PARCEL 0664-007F  
17,985 SQ. FT. 0.413 AC.

PARCEL 0664-007G  
18,420 SQ. FT. 0.423 AC.

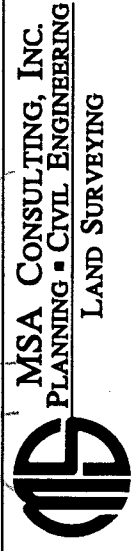
TEMPORARY CONSTRUCTION EASEMENT  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

NW 1/4 OF SECTION 17  
T.7S., R.9E.  
SBM



"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".



**MSA CONSULTING, INC.**  
PLANNING • CIVIL ENGINEERING  
LAND SURVEYING

J.N. 2212

SHEET 1 OF 2

SEE SHEET 1

# EXHIBIT 'B'

TCE

08-RIV-111 PM R17.9 - 0664-007 (0664-007B & 007C)  
SEC. 17, T.7.S., R.9E., S.B.M.

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	100°33'32"	35.00'	61.43'
C2	100°33'32"	50.00'	87.75'

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 8-27-2015

LINE DATA		
NO.	BEARING	LENGTH
L1	N 89°51'55" E	150.00'
L2	S 00°00'00" E	52.17'
L3	S 36°08'33" E	15.09'
L4	N 00°00'00" W	37.17'
L5	N 00°08'05" W	15.00'
L6	S 89°59'59" E	209.86'
L7	S 10°51'27" W	20.24'
L8	N 89°59'59" W	209.82'
L9	N 00°08'05" W	15.00'
L10	N 89°51'55" E	150.00'

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".



**MSA CONSULTING, INC.**  
PLANNING - CIVIL ENGINEERING

LAND SURVEYING

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

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

J.N. 2212

SHEET 2 OF 2

# EXHIBIT "B"

TCE

08-RIV-111 PM R17.9 - 0664-007 (0664-007D)  
 SEC. 17, T.7S., R.9E., S.B.M.



△ 5' ESMT IN FAVOR OF CVWD PER BK  
 1044 PG 232, REC. 01/14/1949, O.R.

DATED: 8/17/15

MULTI-NATIONAL INVESTMENTS, LLC  
 A PORTION OF PARCEL 2, INST.  
 NO. 2009-0594042, REC.  
 11/17/2009, O.R.  
 APN 727-271-020

**PARCEL 0664-007D**  
 1,800 SQ. FT.  
 0.041 AC.

MULTI-NATIONAL INVESTMENTS, LLC  
 A PORTION OF PARCEL 2, INST.  
 NO. 2009-0594042, REC.  
 11/17/2009, O.R.  
 APN 727-271-019

TEMPORARY CONSTRUCTION EASEMENT



PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

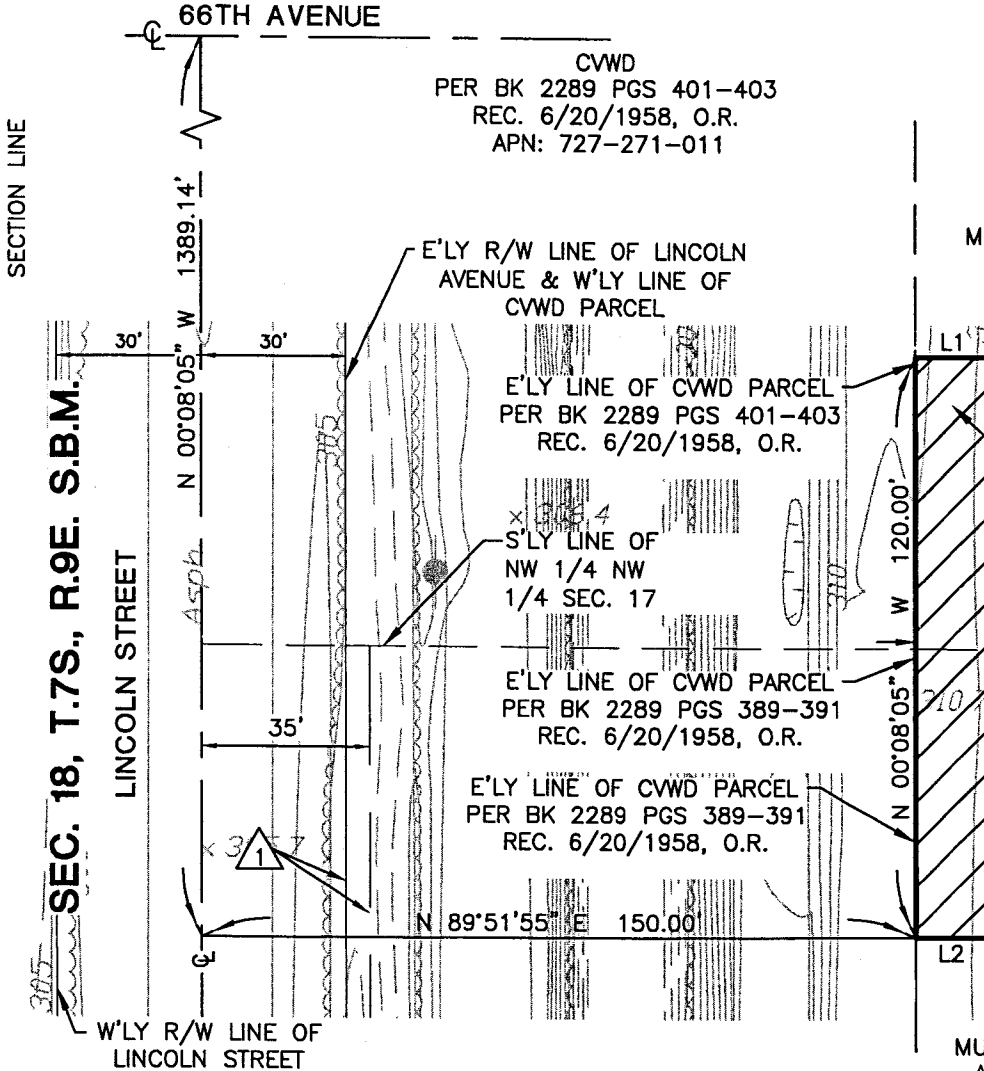
ALL DISTANCES SHOWN HEREON ARE GRID UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCES BY A COMBINATION FACTOR OF 1.000022931



**MSA CONSULTING, INC.**  
 PLANNING ■ CIVIL ENGINEERING  
 LAND SURVEYING

J.N. 2212

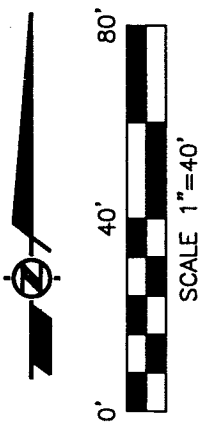
SHEET 1 OF 1



SEC. 18, T.7S., R.9E. S.B.M.

SEC. 17, T.7S., R.9E. S.B.M.

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: [Signature]  
 DATE: 8-27-2015



LINE DATA		
NO.	BEARING	LENGTH
L1	N 89°51'55" E	15.00'
L2	N 89°51'55" E	15.00'

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



## **PARCEL NUMBERS**

0664-008A

0664-008B

0664-008C

0664-008D

0664-008E

0664-008F

0664-008G

**EXHIBIT "A"**  
**U.P.R.R. AERIAL EASEMENT**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-008A**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, A PORTION OF A STRIP OF LAND LYING EQUALLY AND AT RIGHT ANGLES TO THE CENTERLINE OF THE UNION PACIFIC COMPANY'S MAIN LINE AS NOW CONSTRUCTED, AS SAID CENTERLINE IS DESCRIBED IN DEEDS RECORDED JULY 22, 1930 IN BOOK 869, PAGE 281 OF DEEDS AND MARCH 24, 1958 IN BOOK 2242, PAGE 259 OF OFFICIAL RECORDS, OF SAID RIVERSIDE COUNTY, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF HAMMOND RD., AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF STATE HIGHWAY 111, NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 0664-008A:**

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 17, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 137, AT PAGE 69, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 89°52'12" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 17, ALSO BEING THE PROLONGATION OF THE CENTERLINE OF 66TH AVENUE, A DISTANCE OF 856.53 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AS SHOWN ON SAID RECORD OF SURVEY, ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAMMOND ROAD AS SHOWN IN PARCEL MAP 17118, ON FILE IN BOOK 103, PAGES 42 AND 43, OF PARCEL MAPS, RECORDS OF SAID COUNTY;

THENCE SOUTH 36°08'33" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1540.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1270.50 FEET, AND THE **TRUE POINT OF BEGINNING**, A RADIAL LINE TO SAID POINT BEARS NORTH 07°56'15" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°07'32", AN ARC DISTANCE OF 424.10 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AS DESCRIBED BY INSTRUMENT RECORDED FEBRUARY 28, 1950, IN BOOK 1151, PAGE 38, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 111, A RADIAL LINE TO SAID POINT BEARS NORTH 27°03'47" WEST;

**EXHIBIT "A"**  
**U.P.R.R. AERIAL EASEMENT**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-008A**

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 36°08'33" EAST, A DISTANCE OF 136.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1135.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 25°58'22" WEST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°45'21", AN ARC DISTANCE OF 431.16 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAMMOND ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD OF SAID RECORDS, A RADIAL LINE TO SAID POINT BEARS NORTH 04°13'01" WEST;

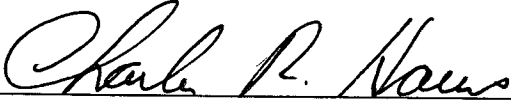
THENCE NORTH 36°08'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 155.90 FEET TO THE **TRUE POINT OF BEGINNING**;

**AERIAL EASEMENT PARCEL 0664-008A CONTAINING AN AREA OF 57,698 SQUARE FEET OR 1.325 ACRES, MORE OR LESS**

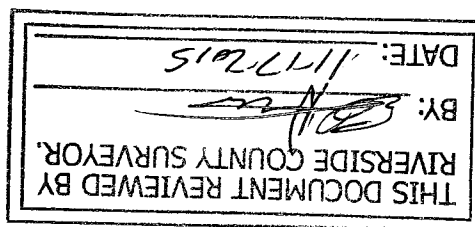
**EXHIBIT "B"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

  
\_\_\_\_\_  
CHARLES R. HARRIS P.L.S. 4989

DATED: 11/16/15 EXP. 12/31/2015



**EXHIBIT "B"**

08-RIV-111 PM R17.9 - 0664-008 (0664-008A)

SEC. 17, T.7.S., R.9E., SBM

66TH AVENUE

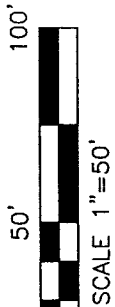
856.53'  
N 89°52'12" E

P.O.C.

NW COR. OF  
SECTION 17  
T.7S. R.9E.

LINCOLN  
STREET

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 11-17-2015



DATED: 11/16/15

HAMMOND ROAD

MINUTE BOOK VOL. 14, PG  
413-414 REC. 3/17/1914, O.R.  
N 36°08'33" W 155.90'

T.P.O.B.  
PAR. 0664-008A

NE'LY R/W LINE OF  
U.P.R.R. & SW'LY  
R/W LINE OF  
HAMMOND RD PER  
S.B.E. 872-33-7L  
PCL 7

STRIP OF LAND AS SHOWN ON DEEDS IN BK  
869 PG 281 REC. 07/22/1930 AND IN BK  
2242 PG 259, REC. 03/24/1958, O.R.  
APN 727-272-010  
PARCEL 0664-008A  
57,698 SQ. FT.  
1.325 AC.

N 27°04'7" W  
(R)

SW'LY R/W LINE OF  
U.P.R.R. & NE'LY R/W  
LINE OF HWY 111  
O.R. 1151/38 REC.  
2-28-1950  
CL HWY  
111 PER  
RS 28/91  
S 36°08'33"  
314/257  
ROAD DEED  
2454 PG 68  
RW PER OR

N 04°13'01" W  
(R)

NW 1/4 OF  
SECTION 17  
T.7S., R.9E.  
SBM

L=431.16

R=111355.50  
L=431.16

200'

N 2°55'38.27" W  
(R)

"THE BEARINGS AND DISTANCES USED IN THE ABOVE  
DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE  
SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN  
BY 1.000022931 TO OBTAIN GROUND DISTANCE."



MSA CONSULTING, INC.  
PLANNING - CIVIL ENGINEERING  
LAND SURVEYING

J.N. 2212

SHEET 1 OF 1

PROJECT NAME: 66TH AVENUE GS  
W.O. # 88-0664

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

**EXHIBIT "A"**  
**U.P.R.R. ACCESS & FOOTING EASEMENTS**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664(-008B;-008C;-008D;-008E;-008F;-008G)**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PORTIONS OF A STRIP OF LAND LYING EQUALLY AND AT RIGHT ANGLES TO THE CENTERLINE OF THE UNION PACIFIC COMPANY'S MAIN LINE AS NOW CONSTRUCTED, AS SAID CENTERLINE IS DESCRIBED IN DEEDS RECORDED JULY 22, 1930 IN BOOK 869, PAGE 281 OF DEEDS AND MARCH 24, 1958 IN BOOK 2242, PAGE 259 OF OFFICIAL RECORDS, OF SAID RIVERSIDE COUNTY, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF HAMMOND RD., AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF STATE HIGHWAY 111, NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 0664-008B:**

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 17, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 137, AT PAGE 69, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 89°52'12" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 17, ALSO BEING THE PROLONGATION OF THE CENTERLINE OF 66TH AVENUE, A DISTANCE OF 856.53 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AS SHOWN ON SAID RECORD OF SURVEY, ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAMMOND ROAD AS SHOWN IN PARCEL MAP 17118, ON FILE IN BOOK 103, PAGES 42 AND 43, OF PARCEL MAPS, RECORDS OF SAID COUNTY;

THENCE SOUTH 36°08'33" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1540.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1270.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 07°56'15" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°59'29", AN ARC DISTANCE OF 110.68 FEET, TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**, A RADIAL LINE TO SAID POINT BEARS NORTH 12°55'44" WEST;

THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'53", AN ARC DISTANCE OF 199.15 FEET, TO A POINT HEREINAFTER REFERRED TO AS **POINT "B"**, A RADIAL LINE TO SAID POINT BEARS NORTH 21°54'37" WEST;

**EXHIBIT "A"**  
**U.P.R.R. ACCESS & FOOTING EASEMENTS**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664(-008B;-008C;-008D;-008E;-008F;-008G)**

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 24.84 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL 0664-008B;

THENCE SOUTH 53°44'04" WEST, A DISTANCE OF 19.00 FEET;

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 19.00 FEET;

THENCE NORTH 53°44'04" EAST, A DISTANCE OF 19.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C";

THENCE NORTH 36°15'56" WEST, A DISTANCE OF 19.00 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL 0664-008B;

**FOOTING EASEMENT PARCEL 0664-008B CONTAINING 361 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.**

**PARCEL 0664-008C:**

**COMMENCING AT AFOREMENTIONED POINT "C" AS PREVIOUSLY ESTABLISHED IN THE DESCRIPTION FOR PARCEL "0664-008B";**

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 14.00 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL 0664-008C;

THENCE SOUTH 53°44'04" WEST, A DISTANCE OF 19.00 FEET;

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 19.00 FEET;

THENCE NORTH 53°44'04" EAST, A DISTANCE OF 19.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D";

THENCE NORTH 36°15'56" WEST, A DISTANCE OF 19.00 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL 0664-008C;

**FOOTING EASEMENT PARCEL 0664-008C CONTAINING 361 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.**

**PARCEL 0664-008D:**

**COMMENCING AT AFOREMENTIONED POINT "D" AS PREVIOUSLY ESTABLISHED IN THE DESCRIPTION FOR PARCEL "0664-008C";**

**EXHIBIT "A"**  
**U.P.R.R. ACCESS & FOOTING EASEMENTS**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664(-008B;-008C;-008D;-008E;-008F;-008G)**

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 14.00 FEET TO THE **TRUE POINT OF BEGINNING** OF PARCEL 0664-008D;

THENCE SOUTH 53°44'04" WEST, A DISTANCE OF 19.00 FEET;

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 19.00 FEET;

THENCE NORTH 53°44'04" EAST, A DISTANCE OF 19.00 FEET;

THENCE NORTH 36°15'56" WEST, A DISTANCE OF 19.00 FEET TO THE **TRUE POINT OF BEGINNING** OF PARCEL 0664-008D;

**FOOTING EASEMENT PARCEL 0664-008D CONTAINING 361 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.**

**PARCEL 0664-008E:**

**COMMENCING AT AFOREMENTIONED POINT "A" AS PREVIOUSLY ESTABLISHED IN THE DESCRIPTION FOR PARCEL "0664-008B";**

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 25.21 FEET TO THE **TRUE POINT OF BEGINNING** OF PARCEL 0664-008E;

THENCE SOUTH 53°44'04" WEST, A DISTANCE OF 19.00 FEET;

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 19.00 FEET;

THENCE NORTH 53°44'04" EAST, A DISTANCE OF 19.00 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "E"**;

THENCE NORTH 36°15'56" WEST, A DISTANCE OF 19.00 FEET TO THE **TRUE POINT OF BEGINNING** OF PARCEL 0664-008E;

**FOOTING EASEMENT PARCEL 0664-008E CONTAINING 361 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.**

**PARCEL 0664-008F:**

**COMMENCING AT AFOREMENTIONED POINT "E" AS PREVIOUSLY ESTABLISHED IN THE DESCRIPTION FOR PARCEL "0664-008E";**

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 16.00 FEET TO THE **TRUE POINT OF BEGINNING** OF PARCEL 0664-008F;

**EXHIBIT "A"**  
**U.P.R.R. ACCESS & FOOTING EASEMENTS**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664(-008B;-008C;-008D;-008E;-008F;-008G)**

THENCE SOUTH 53°44'04" WEST, A DISTANCE OF 19.00 FEET;

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 19.00 FEET;

THENCE NORTH 53°44'04" EAST, A DISTANCE OF 19.00 FEET TO A POINT  
HEREINAFTER REFERRED TO AS **POINT "F"**;

THENCE NORTH 36°15'56" WEST, A DISTANCE OF 19.00 FEET TO THE **TRUE  
POINT OF BEGINNING** OF PARCEL 0664-008F;

**FOOTING EASEMENT PARCEL 0664-008F CONTAINING 361 SQUARE FEET OR  
0.008 ACRES, MORE OR LESS.**

**PARCEL 0664-008G:**

**COMMENCING AT AFOREMENTIONED POINT "F" AS PREVIOUSLY  
ESTABLISHED IN THE DESCRIPTION FOR PARCEL "0664-008F";**

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 16.00 FEET TO THE **TRUE  
POINT OF BEGINNING** OF PARCEL 0664-008G;

THENCE SOUTH 53°44'04" WEST, A DISTANCE OF 19.00 FEET;

THENCE SOUTH 36°15'56" EAST, A DISTANCE OF 19.00 FEET;

THENCE NORTH 53°44'04" EAST, A DISTANCE OF 19.00 FEET;

THENCE NORTH 36°15'56" WEST, A DISTANCE OF 19.00 FEET TO THE **TRUE  
POINT OF BEGINNING** OF PARCEL 0664-008G;

**FOOTING EASEMENT PARCEL 0664-008G CONTAINING 361 SQUARE FEET OR  
0.008 ACRES, MORE OR LESS.**

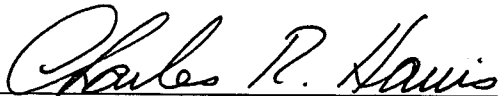


**EXHIBIT "A"**  
**U.P.R.R. ACCESS & FOOTING EASEMENTS**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664(-008B;-008C;-008D;-008E;-008F;-008G)**


**EXHIBIT "B"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE  
BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6.  
MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND  
DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

  
CHARLES R. HARRIS P.L.S. 4989  
DATED: 11/16/15 EXP. 12/31/2015



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY:   
DATE: 11-17-2015

**EXHIBIT "B"**

SEE SHEET 2 FOR LINE & CURVE DATA TABLES

08-RIV-111 PM R17.9 - 0664(-008B;-008C;-008D;-008E;-008F;-008G)  
SEC. 17, T.7S., R.9E., SBM

0' 50' 100'



SCALE 1"=50'

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 11-12-2015



DATED: 11/16/15

66TH AVENUE  
N'LY LINE OF  
SEC. 17

856.53' N 89°52'12" E  
P.O.C.  
NW COR. OF  
SECTION 17  
T.7S. R.9E.

LINCOLN STREET

PT. "A"

N 07°56'15" W  
(R) 1540.71'

N 07°56'15" W  
(R) 1540.71'

S 36°08'33" E  
1540.71'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

HAMMOND ROAD

MINUTE BOOK VOL. 14, PG  
413-414 REC. 3/17/1914, O.R.

NE'LY R/W LINE OF  
U.P.R.R. & SW'LY  
R/W LINE OF  
HAMMOND RD PER  
S.B.E. 872-33-7L  
PCL 7

NW 1/4 OF  
SECTION 17  
T.7S., R.9E.  
SBM

STRIP OF LAND AS  
869 PG 281 REC. 07/22/1930 AND IN BK  
2242 PG 259, REC. 03/24/1958, O.R.  
APN 727-272-010

SW'LY R/W LINE OF  
U.P.R.R. & NE'LY R/W  
LINE OF HWY 111  
O.R. 2-28-1950

PER RS 28/91

ROAD DEED  
2454 PG 89  
314/257

HWY 111

60'

N 12°54'4" W  
(R) 123.34'

N 12°54'4" W  
(R) 123.34'

N 21°54'37" W  
(R) 215.437'

N 21°54'37" W  
(R) 215.437'

N 21°54'37" W  
(R) 215.437'

N 21°54'37" W  
(R) 215.437'

PT. "B"

PT. "C"

PT. "D"

PT. "E"

PT. "F"

PT. "G"

PARCEL L18  
0.008 AC.  
361 SQ. FT. E  
0664-008B

PARCEL L19  
0.008 AC.  
361 SQ. FT. E  
0664-008C

PARCEL L20  
0.008 AC.  
361 SQ. FT. E  
0664-008D

PARCEL L21  
0.008 AC.  
361 SQ. FT. E  
0664-008E

PARCEL L22  
0.008 AC.  
361 SQ. FT. E  
0664-008F

PARCEL L23  
0.008 AC.  
361 SQ. FT. E  
0664-008G

PARCEL L24  
0.008 AC.  
361 SQ. FT. E  
0664-008H

PARCEL L25  
0.008 AC.  
361 SQ. FT. E  
0664-008I

PARCEL L26  
0.008 AC.  
361 SQ. FT. E  
0664-008J

PARCEL L27  
0.008 AC.  
361 SQ. FT. E  
0664-008K

PARCEL L28  
0.008 AC.  
361 SQ. FT. E  
0664-008L

PARCEL L29  
0.008 AC.  
361 SQ. FT. E  
0664-008M

PARCEL L30  
0.008 AC.  
361 SQ. FT. E  
0664-008N

PARCEL L31  
0.008 AC.  
361 SQ. FT. E  
0664-008O

PARCEL L32  
0.008 AC.  
361 SQ. FT. E  
0664-008P

PARCEL L33  
0.008 AC.  
361 SQ. FT. E  
0664-008Q

PARCEL L34  
0.008 AC.  
361 SQ. FT. E  
0664-008R

PARCEL L35  
0.008 AC.  
361 SQ. FT. E  
0664-008S

PARCEL L36  
0.008 AC.  
361 SQ. FT. E  
0664-008T

PARCEL L37  
0.008 AC.  
361 SQ. FT. E  
0664-008U

PARCEL L38  
0.008 AC.  
361 SQ. FT. E  
0664-008V

PARCEL L39  
0.008 AC.  
361 SQ. FT. E  
0664-008W

PARCEL L40  
0.008 AC.  
361 SQ. FT. E  
0664-008X

PARCEL L41  
0.008 AC.  
361 SQ. FT. E  
0664-008Y

PARCEL L42  
0.008 AC.  
361 SQ. FT. E  
0664-008Z

PARCEL L43  
0.008 AC.  
361 SQ. FT. E  
0664-008AA

PARCEL L44  
0.008 AC.  
361 SQ. FT. E  
0664-008AB

PARCEL L45  
0.008 AC.  
361 SQ. FT. E  
0664-008AC

PARCEL L46  
0.008 AC.  
361 SQ. FT. E  
0664-008AD

PARCEL L47  
0.008 AC.  
361 SQ. FT. E  
0664-008AE

PARCEL L48  
0.008 AC.  
361 SQ. FT. E  
0664-008AF

PARCEL L49  
0.008 AC.  
361 SQ. FT. E  
0664-008AG

PARCEL L50  
0.008 AC.  
361 SQ. FT. E  
0664-008AH

PARCEL L51  
0.008 AC.  
361 SQ. FT. E  
0664-008AI

PARCEL L52  
0.008 AC.  
361 SQ. FT. E  
0664-008AJ

PARCEL L53  
0.008 AC.  
361 SQ. FT. E  
0664-008AK

PARCEL L54  
0.008 AC.  
361 SQ. FT. E  
0664-008AL

PARCEL L55  
0.008 AC.  
361 SQ. FT. E  
0664-008AM

PARCEL L56  
0.008 AC.  
361 SQ. FT. E  
0664-008AN

PARCEL L57  
0.008 AC.  
361 SQ. FT. E  
0664-008AO

PARCEL L58  
0.008 AC.  
361 SQ. FT. E  
0664-008AP

PARCEL L59  
0.008 AC.  
361 SQ. FT. E  
0664-008AQ

PARCEL L60  
0.008 AC.  
361 SQ. FT. E  
0664-008AR

PARCEL L61  
0.008 AC.  
361 SQ. FT. E  
0664-008AS

PARCEL L62  
0.008 AC.  
361 SQ. FT. E  
0664-008AT

PARCEL L63  
0.008 AC.  
361 SQ. FT. E  
0664-008AU

PARCEL L64  
0.008 AC.  
361 SQ. FT. E  
0664-008AV

PARCEL L65  
0.008 AC.  
361 SQ. FT. E  
0664-008AW

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".



MSA CONSULTING, INC.  
PLANNING - CIVIL ENGINEERING  
LAND SURVEYING

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

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

J.N. 2212

SHEET 1 OF 2

08-RIV-111 PM R17.9 - 0664(-008B;-008C;-008D;-008E;-008F;-008G)  
**EXHIBIT "B"**  
 SEC. 17, T.7S., R.9E., SBM

LINE DATA		
NO.	BEARING	LENGTH
L1	S 36°15'56" E	25.21'
L2	N 36°15'56" W	19.00'
L3	N 53°44'04" E	19.00'
L4	S 36°15'56" E	19.00'
L5	S 53°44'04" W	19.00'
L6	N 36°15'56" W	19.00'
L7	N 53°44'04" E	19.00'
L8	S 36°15'56" E	19.00'
L9	S 53°44'04" W	19.00'
L10	N 36°15'56" W	19.00'
L11	N 53°44'04" E	19.00'
L12	S 36°15'56" E	19.00'
L13	S 53°44'04" W	19.00'
L14	S 36°15'56" E	24.84'
L15	N 36°15'56" W	19.00'
L16	N 53°44'04" E	19.00'
L17	S 36°15'56" E	19.00'
L18	S 53°44'04" W	19.00'
L19	N 36°15'56" W	19.00'
L20	N 53°44'04" E	19.00'
L21	S 36°15'56" E	19.00'
L22	S 53°44'04" W	19.00'
L23	N 36°15'56" W	19.00'
L24	N 53°44'04" E	19.00'
L25	S 36°15'56" E	19.00'
L26	S 53°44'04" W	19.00'
L27	S 36°15'56" E	16.00'
L28	S 36°15'56" E	16.00'
L29	S 36°15'56" E	14.00'
L30	S 36°15'56" E	14.00'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	04°59'29"	1270.50'	110.68'
C2	08°58'53"	1270.50'	199.15'
C3	13°58'22"	1270.50'	309.83'

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".

 **MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

J.N. 2212

SHEET 2 OF 2

"THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION". PROJECT NAME: 66TH AVENUE GS W.O. # B8-0664

## **PARCEL NUMBERS**

0664-009A

0664-009B

0664-009C

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-009A**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL "A" AND PARCEL "B" OF THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT NO. 04909, RECORDED AS INSTRUMENT NO. 2005-0740778, SEPTEMBER 8, 2005, AND PERFECTED BY INSTRUMENT NO. 2005-0740779 AND 2005-0740780, BOTH RECORDED SEPTEMBER 8, 2005, ALL OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 17, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND DALE KILER ROAD AS SHOWN IN RECORD OF SURVEY ON FILE IN BOOK 127, AT PAGES 74 AND 75, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 89°45'39" EAST ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 17 AND CENTERLINE OF THE 66TH AVENUE, A DISTANCE OF 802.62 FEET;

THENCE SOUTH 00°14'21" WEST, A DISTANCE OF 39.00 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE, 39.00 FEET SOUTHERLY HALF-WIDTH, PER DOCUMENT RECORDED MAY 21, 2009, AS INSTRUMENT NO. 2009-0257640, OF SAID OFFICIAL RECORDS, ALSO BEING **THE TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 41°19'09" WEST, A DISTANCE OF 22.79 FEET;

THENCE SOUTH 00°09'47" WEST, A DISTANCE OF 306.63 FEET;

THENCE SOUTH 00°30'46" EAST, A DISTANCE OF 514.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 490.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 89°29'13" EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 89°55'23", AN ARC DISTANCE OF 769.03 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 00°35'24" EAST;

THENCE NON-TANGENT FROM LAST SAID CURVE, SOUTH 89°24'35" WEST, A DISTANCE OF 393.19 FEET;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-009A**

THENCE SOUTH 81°53'30" WEST, A DISTANCE OF 162.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 08°06'36" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 81°53'18", AN ARC DISTANCE OF 71.46 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 89°59'54" WEST;

THENCE NON-TANGENT FROM LAST SAID CURVE, SOUTH 00°00'00" WEST, A DISTANCE OF 94.65 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 276.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF HAMMOND ROAD, 30.00 FEET NORTHERLY HALF-WIDTH, PER SUPERVISORS MINUTE BOOK NUMBER 4, AT PAGES 413 AND 414, DATED APRIL 17, 1914, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 9, AT PAGE 26, OF RECORDS OF SURVEY, OF SAID COUNTY, ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL "B" OF LLA NO. 04909;

THENCE NORTH 36°08'33" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID SOUTHWESTERLY LINE OF PARCEL "B", A DISTANCE OF 491.58 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 90°00'00" EAST A DISTANCE OF 213.65 FEET;

THENCE SOUTH 72°45'16" EAST, A DISTANCE OF 97.80 FEET;

THENCE SOUTH 84°52'02" EAST, A DISTANCE OF 636.90 FEET;

THENCE SOUTH 89°13'32" EAST, A DISTANCE OF 217.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 364.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 00°46'27" WEST ;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 91°30'45", AN ARC DISTANCE OF 581.38 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 89°15'42" EAST;

THENCE NON-TANGENT FROM LAST SAID CURVE, NORTH 00°44'19" WEST, A DISTANCE OF 502.73 FEET;

THENCE NORTH 00°09'47" EAST, A DISTANCE OF 307.18 FEET;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-009A**

THENCE NORTH 40°59'25" WEST, A DISTANCE OF 22.79 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF WAY LINE OF 66TH AVENUE;

THENCE SOUTH 89°45'39" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE, A DISTANCE OF 152.00 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 0664-009A CONTAINING AN AREA OF 437,936 SQUARE FEET OR 10.054 ACRES, MORE OR LESS**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

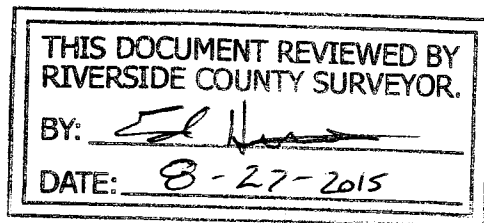
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

*Charles R. Harris*

CHARLES R. HARRIS P.L.S. 4989  
EXP. 12/31/2015

DATED: 8/17/15



**EXHIBIT 'B'**

08-RIV-111 PM R17.9 - 0664-009 (0664-009A)  
 SEC. 17, T.7S., R.9E., S.B.M.

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

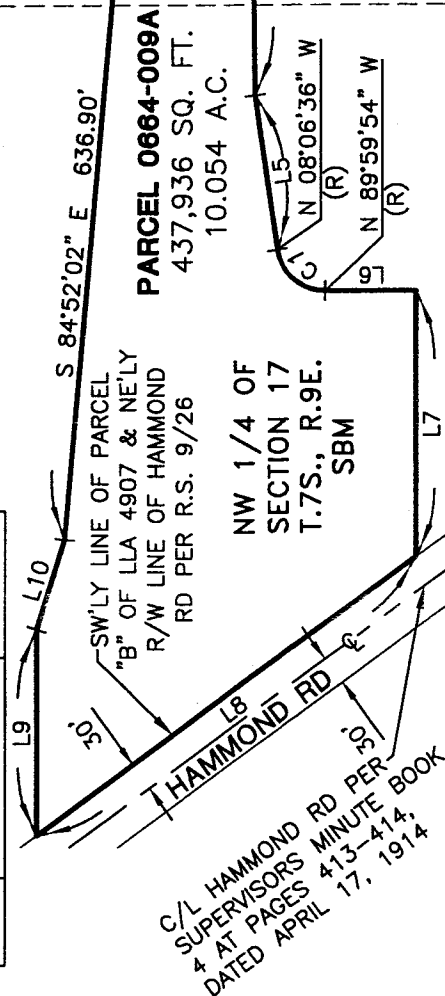
DATE: 8-27-2015



DATED: 8/21/15

LINE DATA		
NO.	BEARING	LENGTH
L1	S 00°14'21" W	39.00'
L2	S 41°19'09" W	22.79'
L3	S 00°09'47" W	306.63'
L4	S 89°24'35" W	393.19'
L5	S 81°53'30" W	162.05'
L6	S 00°00'00" W	94.65'
L7	N 90°00'00" W	276.00'
L8	N 36°08'33" W	491.58'
L9	N 90°00'00" E	213.65'
L10	S 72°45'16" E	97.80'
L11	S 89°13'32" E	217.01'
L12	N 00°09'47" E	307.18'
L13	N 40°59'25" W	22.79'
L14	S 89°45'39" E	152.00'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	81°53'18"	50.00'	71.46'



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

PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

J.N. 2212  
 SHEET 1 OF 1

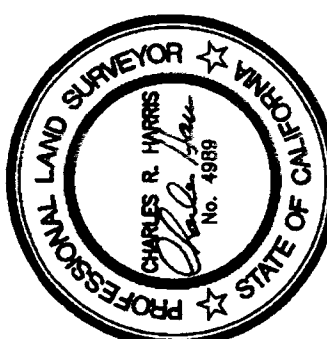


**EXHIBIT 'B' TCE 08-RIV-111 PM R17.9 -- 0664-009 (0664-009B & 009C)**

SEC. 17, T.7S., R.9E., S.B.M.  
DALE KILER RD

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR

BY: *[Signature]*  
DATE: 8-27-2015



DATED: 8/27/15



LINE DATA		CURVE DATA	
NO.	BEARING	LENGTH	
L1	S 00°14'21" W	39.00'	
L2	S 41°19'09" W	22.79'	
L3	S 00°09'47" W	306.63'	
L4	S 89°24'35" W	393.19'	
L5	S 81°53'30" W	162.05'	
L6	S 00°00'00" W	94.65'	
L7	S 90°00'00" W	276.00'	
L8	N 36°08'33" W	491.58'	
L9	N 90°00'00" E	213.65'	
L10	S 72°45'16" E	97.80'	
L11	S 89°13'32" E	217.01'	
L12	N 00°09'47" E	307.18'	
L13	N 40°59'25" W	22.79'	
L14	S 89°45'39" E	152.00'	
L15	N 00°09'47" E	324.46'	
L16	S 89°13'32" E	216.44'	
L17	S 72°45'16" E	98.49'	
L18	N 90°00'00" E	226.88'	
L19	N 90°00'00" E	280.04'	
L20	N 81°53'30" E	161.06'	
L21	N 89°24'35" E	392.20'	
L22	N 00°09'47" E	323.70'	
L23	S 36°08'33" E	18.57'	
L24	N 36°08'33" W	18.57'	
L25	N 00°00'00" W	109.63'	

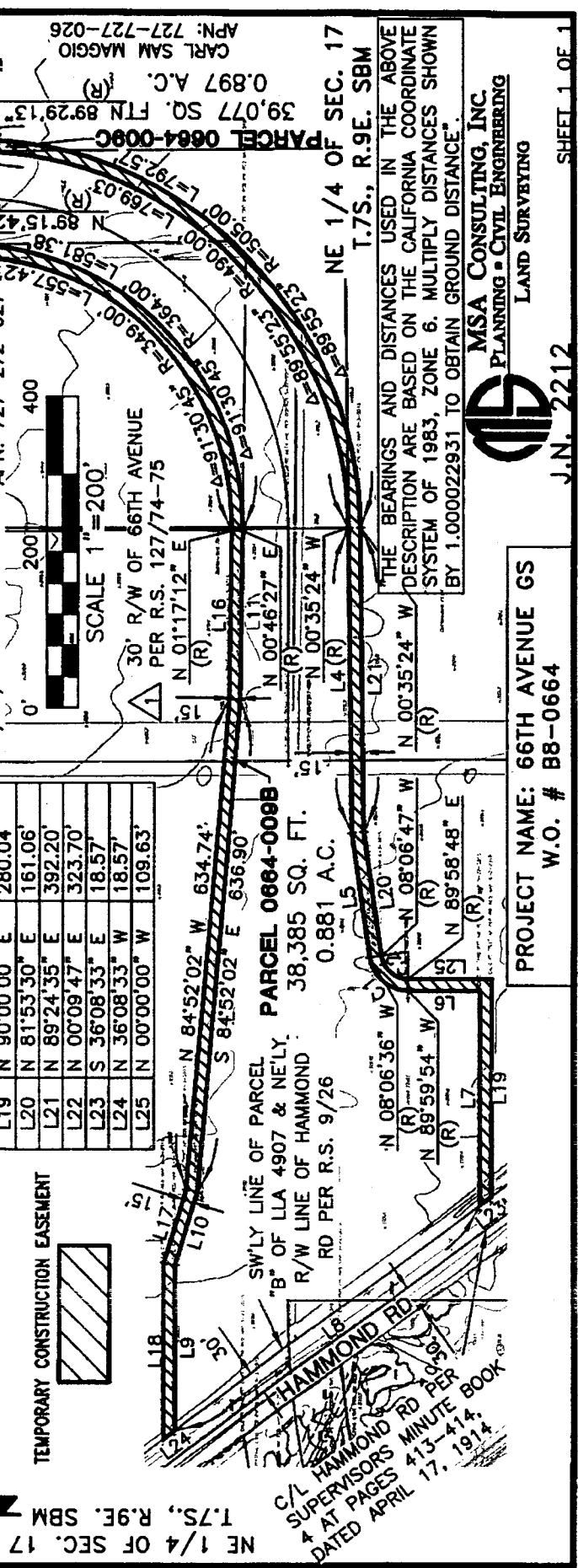
NO.	DELTA	RADIUS	LENGTH
C1	81°53'18"	50.00'	71.46'
C2	81°54'25"	35.00'	50.03'

W'LY LINE OF PAR. "A"  
N'LY LINE OF PAR. "B"

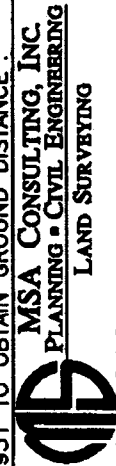
PARCEL "B" PER LLA NO. 04909 REC. 9/8/05 AS INST. NO. 2005-0740778, PERFECTED BY INST. NO. 2005-0740779 REC. 09/08/05 O.R.

PAR. "A" PER LLA 04909 REC. 9/8/05 AS INST. NO. 2005-0740778 PERFECTED BY INST. NO. 2005-0740780 REC. 9/8/05 O.R.

SCALE 1" = 200'



PROJECT NAME: 66TH AVENUE GS  
W.O. # 88-0664



THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

J.N. 2212

SHEET 1 OF 1

**PARCEL NUMBERS**

0664-010A

0664-0010B

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-010A**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THAT PROPERTY DESCRIBED AS LYING WESTERLY OF THAT CERTAIN STRIP OF LAND 60.00 FEET IN WIDTH DESCRIBED IN PARCEL 1 OF THE DEED TO THE COUNTY OF RIVERSIDE, RECORDED NOVEMBER 7, 1961 AS INSTRUMENT NO. 95918, RECORDS OF SAID COUNTY, AND LYING SOUTHERLY OF THE SOUTHERLY LINE OF SECOND STREET AND NORTHERLY OF THE NORTHERLY LINE OF STATE HIGHWAY 195, ALSO KNOWN AS FIRST STREET, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND DALE KILER ROAD AS SHOWN BY MAP ON FILE IN BOOK 116, PAGES 99 THROUGH 102, INCLUSIVE, OF SAID COUNTY;

THENCE SOUTH 89°45'39" EAST, ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 8 ALSO BEING THE CENTERLINE OF SAID 66TH AVENUE, A DISTANCE OF 664.57 FEET;

THENCE NORTH 00°09'48" EAST, A DISTANCE OF 39.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE AS DESCRIBED BY INSTRUMENT NO. 2009-0305533, RECORDED JUNE 16, 2009, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL "A" AS DESCRIBED BY DOCUMENT NO. 2009-0298118, RECORDED JUNE 11, 2009, OFFICIAL RECORDS OF SAID COUNTY, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°09'48" EAST, A DISTANCE OF 9.85 FEET, ALONG THE WESTERLY LINE OF PARCEL 7 AS DESCRIBED BY INSTRUMENT NO. 137654, RECORDED DECEMBER 02, 1971, OFFICIAL RECORDS OF SAID COUNTY;

THENCE LEAVING SAID WESTERLY LINE OF PARCEL 7 NORTH 46°52'54" EAST, A DISTANCE OF 39.84 FEET, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 11.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY RIGHT-OF-WAY LINE OF HOME AVENUE AS DESCRIBED PER INSTRUMENT NO. 95918 RECORDED NOVEMBER 7, 1961 OFFICIAL RECORDS OF SAID COUNTY;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-010A**

THENCE NORTH 00°09'48" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 64.64 FEET;

THENCE NORTH 06°04'52" EAST, A DISTANCE OF 106.69 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 7, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HOME AVENUE;

THENCE SOUTH 00°09'48" WEST, A DISTANCE OF 183.94 FEET, ALONG SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE OF HOME AVENUE, TO THE NORTHEAST CORNER OF PARCEL "A" OF SAID INSTRUMENT NO. 2009-0298118;

THENCE SOUTH 46°21'48" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 34.67 FEET;

THENCE CONTINUING NORTH 89°45'39" WEST, A DISTANCE OF 14.98 FEET, ALONG THE NORTHERLY LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING.

**PARCEL 0664-010A CONTAINING 2,085 SQUARE FEET OR 0.048 ACRES, MORE OR LESS.**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-010A**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

Charles R. Harris  
CHARLES R. HARRIS P.L.S. 4989  
DATED: 9/8/15 EXP. 12/31/2015



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: [Signature]  
DATE: 9-10-2015

# EXHIBIT "B"

08-RIV-111 PM R17.9 0664-010 (0664-010A)

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 9-16-2015

SE 1/4 SW 1/4 SE 1/4  
SECTION 8  
T.7S., R.9E.,  
S.B.M.

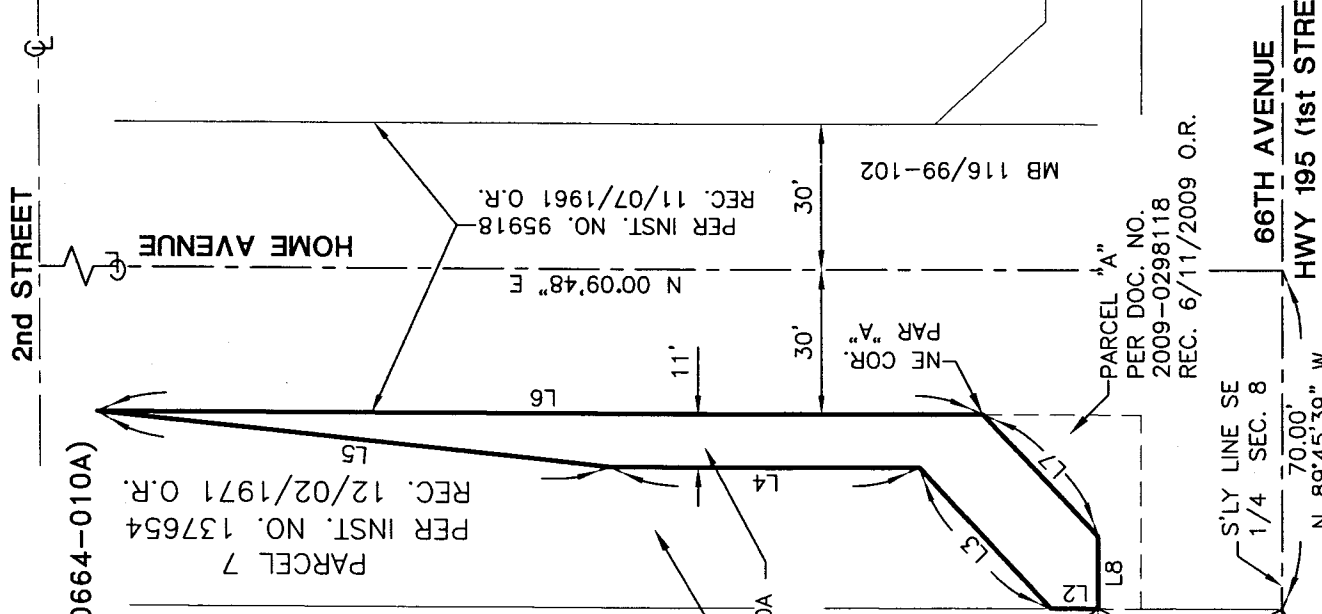
APN: 727-120-011  
PARCEL 0664-010A  
2,085 SQ. FT.  
0.048 AC.

T.P.O.B.  
PAR. 0664-010A  
NW COR PAR. "A"  
OF DOC NO.  
2009-0298118

N'LY R/W LINE 66TH-  
AVENUE PER DOC.  
NO. 2009-0305533  
REC. 6/16/09 O.R.

P.O.C.  
S 1/4 COR.  
SEC. 8  
T.7S. R.9E.

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



PARCEL 7  
PER INST. NO. 137654  
REC. 12/02/1971 O.R.

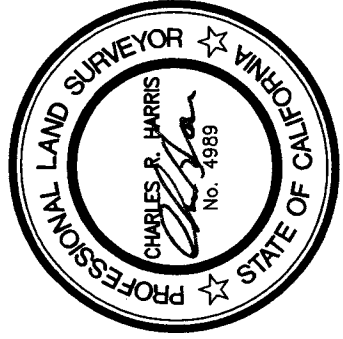
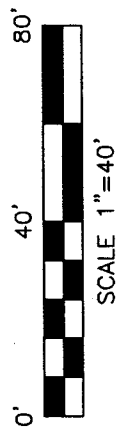
N 00°09'48" E  
PER INST. NO. 95918  
REC. 11/07/1961 O.R.

MB 116/99-102

PER DOC. NO.  
2009-0298118  
REC. 6/11/2009 O.R.

66TH AVENUE  
HWY 195 (1st STREET)

S'LY LINE SE  
1/4 SEC. 8  
70.00'  
N 89°45'39" W



DATED: 9/8/15

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°09'48" E	39.00'
L2	N 00°09'48" E	9.85'
L3	N 46°52'54" E	39.84'
L4	N 00°09'48" E	64.64'
L5	N 06°04'52" E	106.69'
L6	S 00°09'48" W	183.94'
L7	S 46°21'48" W	34.67'
L8	N 89°45'39" W	14.98'

"THE BEARINGS AND DISTANCES USED IN THE ABOVE  
DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE  
SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN  
BY 1.000022931 TO OBTAIN GROUND DISTANCE".



**MSA CONSULTING, INC.**  
PLANNING - CIVIL ENGINEERING

LAND SURVEYING

J.N. 2212

SHEET 1 OF 1

# EXHIBIT "B"

08-RIV-111 PM R17.9 0664-010 (0664-010B)

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 9-14-2015

SE 1/4 SW 1/4 SE 1/4  
SECTION 8  
T.7S., R.9E.,  
S.B.M.

APN: 727-120-011

PARCEL 0664-010B  
3,183 SQ. FT.  
0.073 AC.

N'LY R/W LINE 66TH  
AVENUE PER DOC.  
NO. 2009-0305533  
REC. 6/16/09 O.R.

S 1/4 COR.  
SEC. 8  
T.7S. R.9E.

2nd STREET

HOME AVENUE

PARCEL 7  
PER INST. NO. 137654  
REC. 12/02/1971 O.R.

N 00°09'48" E  
PER INST. NO. 95918  
REC. 11/07/1961 O.R.

MB 116/99-102

PARCEL "A"  
PER DOC. NO.  
2009-0298118  
REC. 6/11/2009 O.R.

S'LY LINE SE  
1/4 SEC. 8  
N 89°45'39" W  
70.00'

66TH AVENUE

N 89°45'39" W  
664.57'

HWY 195 (1st STREET)

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

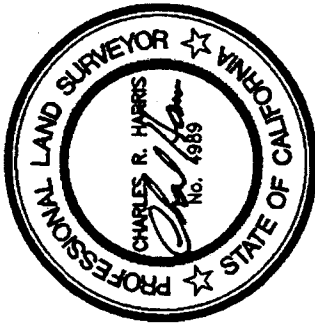
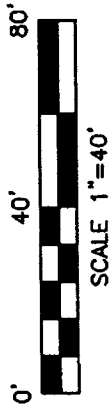
PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664



**MSA CONSULTING, INC.**  
PLANNING - CIVIL ENGINEERING  
LAND SURVEYING

J.N. 2212

SHEET 1 OF 1



DATED: 9/11/15

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°09'48" E	48.85'
L2	N 00°09'48" E	20.60'
L3	N 46°52'54" E	19.23'
L4	N 00°09'48" E	58.94'
L5	S 64°48'25" E	14.54'
L6	S 00°09'48" W	12.22'
L7	S 00°09'48" W	64.64'
L8	S 46°52'54" W	39.84'



TEMPORARY CONSTRUCTION  
EASEMENT

THE BEARINGS AND DISTANCES USED IN THE ABOVE  
DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE  
SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN  
BY 1.000022931 TO OBTAIN GROUND DISTANCE.

## PARCEL NUMBERS

0664-011A

0664-011B

0664-011C

0664-011D

0664-011E



**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-011A**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PROPERTY LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 17, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 137, PAGE 69, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 00°08'05" EAST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 17 AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 28, PAGE 91, OF RECORDS OF SURVEY, OF SAID COUNTY, ALSO BEING THE CENTERLINE OF LINCOLN STREET, A DISTANCE OF 1328.73 FEET;

THENCE SOUTH 89°55'05" EAST, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY LINE OF SECTION 17, TO A POINT ON THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN GRANT DEED TO COACHELLA VALLEY COUNTY WATER DISTRICT, RECORDED JUNE 20, 1958 IN BOOK 2289, PAGES 401 THROUGH 403, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, 30 FOOT WIDE HALF WIDTH, DESCRIBED BY DOCUMENT RECORDED APRIL 17, 1959 IN BOOK 2454, PAGE 65 OF OFFICIAL RECORDS OF SAID COUNTY, AND **THE TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID COACHELLA VALLEY COUNTY WATER DISTRICT PARCEL SOUTH 89°55'05" EAST, A DISTANCE OF 5.00 FEET, TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN GRANT DEED TO COACHELLA VALLEY COUNTY WATER DISTRICT, RECORDED JUNE 20, 1958 IN BOOK 2289, PAGES 388 THROUGH 391, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY,;

THENCE SOUTH 00°08'05" EAST ALONG THE WESTERLY LINE OF SAID COACHELLA VALLEY COUNTY WATER DISTRICT PARCEL, A DISTANCE OF 45.28 FEET;

THENCE LEAVING SAID WESTERLY LINE SOUTH 89°51'55" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-011A**

TO, SAID WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17, AND SAID SAID EASTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET;

THENCE NORTH 00°08'05" EAST ALONG SAID WESTERLY AND PARALLEL LINE, A DISTANCE OF 45.30 FEET, TO THE TRUE POINT OF BEGINNING.

**PARCEL 0664-011A CONTAINING 226 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

*Charles R. Harris*  
CHARLES R. HARRIS P.L.S. 4989  
EXP. 12/31/2015

DATED: 10/16/15

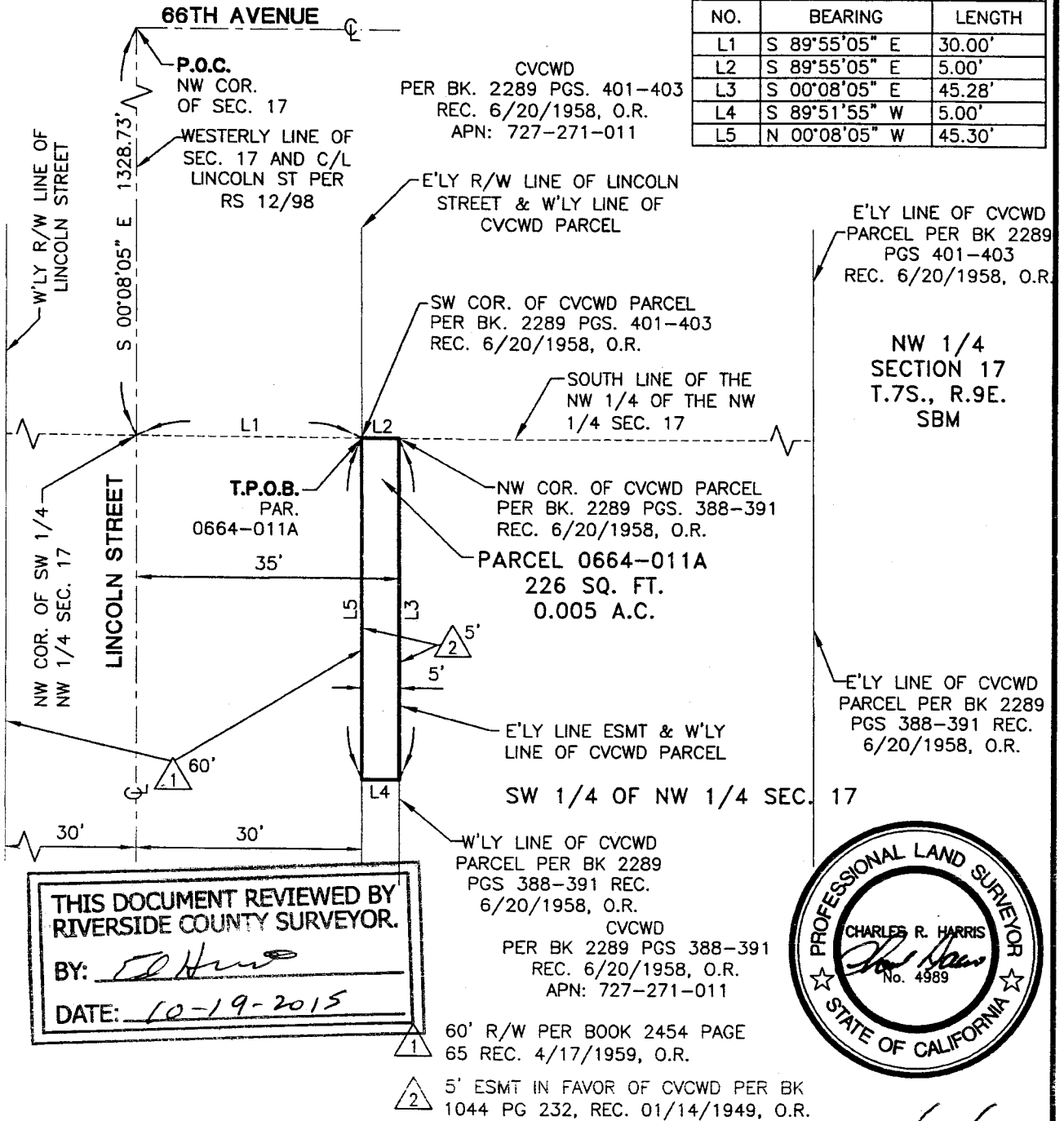


THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Ed Hunt*  
DATE: 10-19-2015

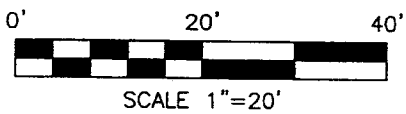
# EXHIBIT 'B'

08-RIV-111 PM R17.9 - 0664-011 (0664-011A)  
 SEC. 17, T.7S., R.9E., S.B.M.

LINE DATA		
NO.	BEARING	LENGTH
L1	S 89°55'05" E	30.00'
L2	S 89°55'05" E	5.00'
L3	S 00°08'05" E	45.28'
L4	S 89°51'55" W	5.00'
L5	N 00°08'05" W	45.30'



THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 10-19-2015



PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

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

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".



MSA CONSULTING, INC.  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-011B**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PROPERTY LOCATED IN A PORTION OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 17, ALSO BEING THE CENTERLINE INTERSECTION OF 66TH AVENUE AND LINCOLN STREET AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 137, PAGE 69, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE SOUTH 00°08'05" EAST, A DISTANCE OF 1842.56 FEET, ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 17 AS SHOWN ON RECORD OF SURVEY, ON FILE IN BOOK 28, PAGE 91, OF RECORDS OF SURVEY, OF SAID COUNTY, ALSO BEING THE CENTERLINE OF LINCOLN STREET;

THENCE SOUTH 90°00'00" EAST, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF LINCOLN STREET AND THE WESTERLY LINE OF SECTION 17, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, 30 FOOT WIDE HALF WIDTH, DESCRIBED BY DOCUMENT RECORDED APRIL 17, 1959 IN BOOK 2454, PAGE 65 OF OFFICIAL RECORDS OF SAID COUNTY, AND **THE TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 90°00'00" EAST, A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY LINE OF THE COACHELLA VALLEY COUNTY WATER DISTRICT PARCEL DESCRIBED IN GRANT DEED RECORDED JUNE 20, 1958 IN BOOK 2289, PAGES 388 THROUGH 391, INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 00°08'05" EAST ALONG SAID WESTERLY LINE OF THE COACHELLA VALLEY COUNTY WATER DISTRICT PARCEL, A DISTANCE OF 814.91 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17 AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 28, PAGE 91, OF RECORDS OF SURVEY, OF SAID COUNTY, BEING A POINT ON A LINE PARALLEL WITH AND DISTANT 35.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17, ALSO BEING THE CENTERLINE OF SAID LINCOLN STREET;

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-011B**

THENCE SOUTH 00°07'36" EAST ALONG SAID PARALLEL LINE AND THE WESTERLY LINE OF SAID COACHELLA VALLEY COUNTY WATER DISTRICT PARCEL, A DISTANCE OF 31.55 FEET;

THENCE LEAVING SAID PARALLEL LINE SOUTH 89°52'24" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 30.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17, AND SAID EASTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET;

THENCE NORTH 00°07'36" WEST ALONG SAID WESTERLY AND PARALLEL LINE, TO A POINT ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, A DISTANCE OF 31.57 FEET;

THENCE NORTH 00°08'05" WEST ALONG A LINE PARALLEL WITH AND 30.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17, ALSO BEING THE CENTERLINE OF LINCOLN STREET, A DISTANCE OF 814.91 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 0664-011B CONTAINING 4,233 SQUARE FEET OR 0.097 ACRES, MORE OR LESS.**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**0664-011B**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

Charles R. Harris  
CHARLES R. HARRIS P.L.S. 4989  
DATED: 10/7/15 EXP. 12/31/2015

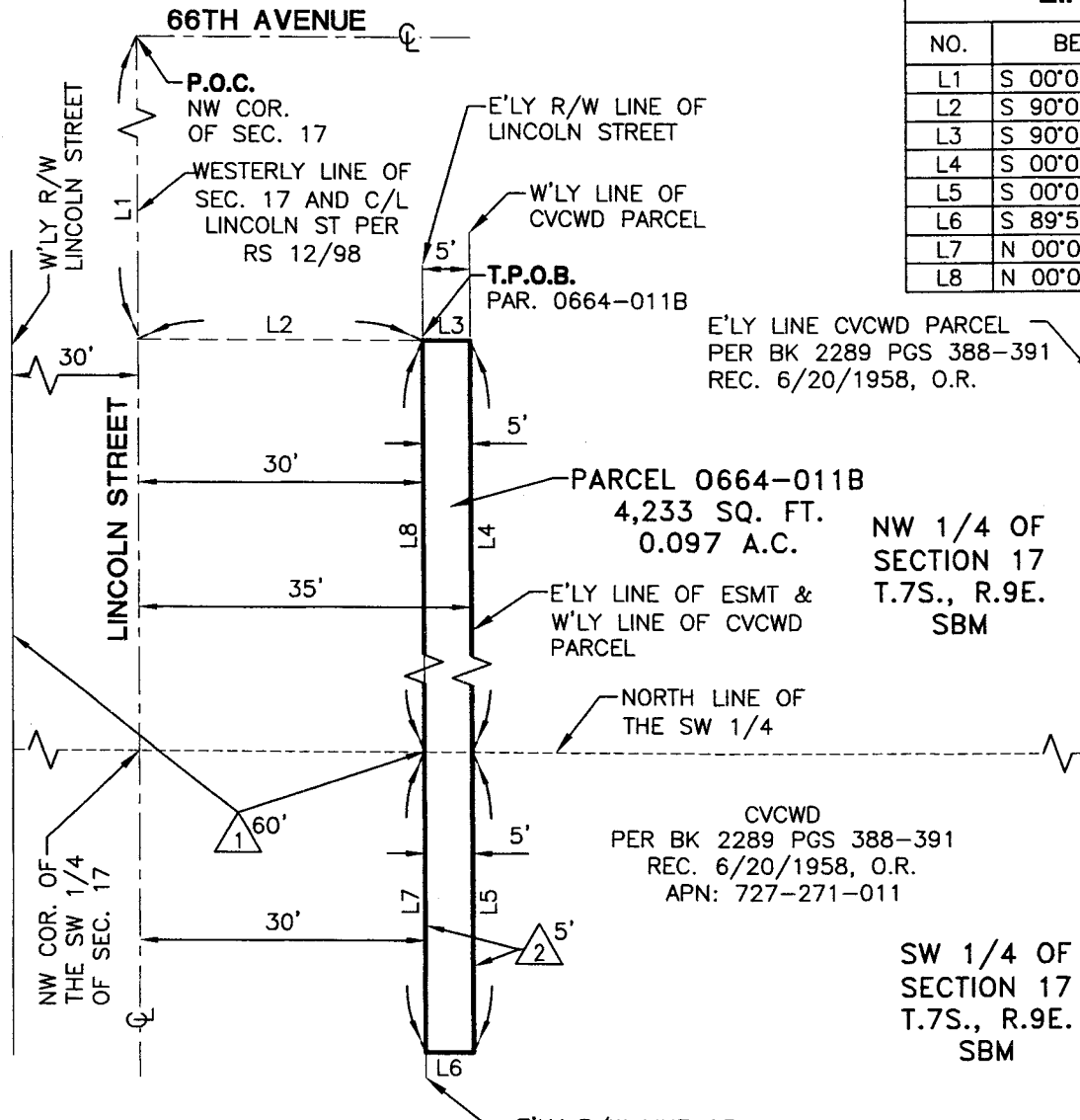


THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: El Harris  
DATE: 10-16-2015

# EXHIBIT 'B'

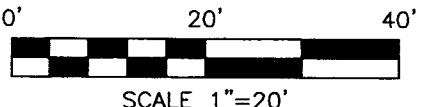
08-RIV-111 PM R17.9 - 0664-011 (0664-011B)  
 SEC. 17, T.7S., R.9E., S.B.M.

LINE DATA		
NO.	BEARING	LENGTH
L1	S 00°08'05" E	1842.56'
L2	S 90°00'00" E	30.00'
L3	S 90°00'00" E	5.00'
L4	S 00°08'05" E	814.91'
L5	S 00°07'36" E	31.55'
L6	S 89°52'24" W	5.00'
L7	N 00°07'36" W	31.57'
L8	N 00°08'05" W	814.91'



THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *Ed Harris*  
 DATE: 10-16-2015

- ① 60' R/W PER BOOK 2454 PAGE 65 REC. 4/17/1959, O.R.
- ② 5' ESMT IN FAVOR OF CVCWD PER BK 1044 PG 232, REC. 01/14/1949, O.R.



DATED: 10/8/15

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".

PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

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

SEE SHEET 2 FOR LINE DATA TABLE

# EXHIBIT 'B'

## TCE

08-RIV-111 PM R17.9 - 0664-011 (0664-011C, -011D & -011E)  
SEC. 17, T.7S., R.9E., S.B.M.

66TH AVENUE

△ 1 60' R/W PER BOOK 2454 PAGE 65  
REC. 4/17/1959, O.R.

P.O.C.  
NW COR.  
OF SEC. 17

CVCWD  
PER BK 2289 PGS 388-391  
REC. 6/20/1958, O.R.  
APN: 727-271-011

NW 1/4 OF  
SECTION 17  
T.7S., R.9E.  
SBM

WESTERLY LINE OF  
SEC. 17 AND C/L  
LINCOLN ST PER  
RS 12/98

W'LY LINE OF  
CVCWD PARCEL

PARCEL 0664-011C  
75 SQ. FT.  
0.002 A.C.

E'LY LINE CVCWD PARCEL  
PER BK 2289 PGS 388-391  
REC. 6/20/1958, O.R.

PARCEL 0664-011D  
75 SQ. FT.  
0.002 A.C.

NORTH LINE OF  
THE SW 1/4

PARCEL 0664-011E  
75 SQ. FT.  
0.002 A.C.

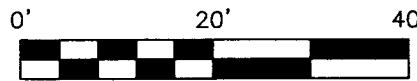
CVCWD  
PER BK 2289 PGS 388-391  
REC. 6/20/1958, O.R.  
APN: 727-271-011

SW 1/4 OF  
SECTION 17  
T.7S., R.9E.  
SBM

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Ed Hunt*

DATE: 10-19-2015



SCALE 1"=20'

DATED: 10/7/15

"THE BEARINGS AND DISTANCES USED IN THE ABOVE  
DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE  
SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN  
BY 1.000022931 TO OBTAIN GROUND DISTANCE".

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

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



MSA CONSULTING, INC.  
PLANNING • CIVIL ENGINEERING  
LAND SURVEYING

J.N. 2212

SHEET 1 OF 2





# EXHIBIT 'B'

TCE

08-RIV-111 PM R17.9 - 0664-011 (0664-011C, -011D & -011E)  
SEC. 17, T.7S., R.9E., S.B.M.

## LINE DATA

NO.	BEARING	LENGTH
L1	N 00°08'05" W	1374.14'
L2	N 89°51'55" E	30.00'
L3	N 89°51'55" E	5.00'
L4	N 00°08'05" W	15.00'
L5	N 89°51'55" E	5.00'
L6	N 00°08'05" W	15.00'
L7	N 00°08'05" W	453.42'
L8	N 90°00'00" W	30.00'
L9	N 90°00'00" W	5.00'
L10	N 00°08'05" W	15.00'
L11	N 90°00'00" W	5.00'
L12	N 00°08'05" W	15.00'
L13	N 00°08'05" W	829.89'
L14	N 00°07'36" W	31.65'
L15	N 89°52'24" E	30.00'
L16	N 89°52'24" E	5.00'
L17	N 00°07'36" W	15.00'
L18	N 89°52'24" E	5.00'
L19	N 00°07'36" W	15.00'

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: Ed Hunt

DATE: 10-16-2015

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

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

"THE BEARINGS AND DISTANCES USED IN THE ABOVE  
DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE  
SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN  
BY 1.000022931 TO OBTAIN GROUND DISTANCE".



MSA CONSULTING, INC.  
PLANNING • CIVIL ENGINEERING  
LAND SURVEYING

J.N. 2212

SHEET 2 OF 2

**PARCEL NUMBERS**

23896-1

0664-012A

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**23896-1**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 16654, RECORDED JANUARY 25, 1985, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AS SHOWN BY MAP ON RECORD OF SURVEY ON FILE IN BOOK 17, AT PAGE 34, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE NORTH 00°11'12" EAST, A DISTANCE OF 30.00 FEET, ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TO THE NORTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE, 30.00 FEET HALF WIDTH, AS DESCRIBED BY INSTRUMENT RECORDED APRIL 17, 1959, IN BOOK 2454, PAGE 65, OFFICIAL RECORDS OF SAID COUNTY AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°11'12" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 41.00 FEET, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 71.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTHERLY LINE OF SAID SECTION 7;

THENCE NORTH 89°57'40" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 573.58 FEET;

THENCE SOUTH 00°02'20" EAST, A DISTANCE OF 41.00 FEET, TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE;

THENCE SOUTH 89°57'40" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 573.74 FEET TO THE **TRUE POINT OF BEGINNING**.

**PARCEL 23896-1 CONTAINING AN AREA OF 23,519 SQUARE FEET OR 0.540 ACRES, MORE OR LESS.**

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**23896-1**

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE  
BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6.  
MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND  
DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

*Charles R. Harris*  
CHARLES R. HARRIS P.L.S. 4989  
DATED: 9/2/15 EXP. 12/31/2015



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Ed Hunt*  
DATE: 10-16-2015

**EXHIBIT 'B'**

08-RIV-195 PM 6.875 - 23896-1  
 SEC. 7, T.7S., R.9E., S.B.M.

W'LY LINE OF  
 SW 1/4 SE  
 1/4 SEC. 7

E'LY LINE PER DOC.  
 NO. 2005-0076163  
 REC. 1/27/2005, O.R.

W'LY PARCEL LINE PER  
 INST. NO. 16654 REC.  
 1/25/1985, O.R.

LINE DATA		
NO.	BEARING	LENGTH
L1	N 00°11'12" E	30.00'
L2	N 00°11'12" E	41.00'
L3	S 00°02'20" E	41.00'

SW 1/4 OF  
 SE 1/4 OF  
 SECTION 7  
 T.7S., R.9E.  
 S.B.M.

E. LEON & OTHERS  
 APN: 727-100-006  
 N 89°57'40" E 573.58'  
 PARCEL 23896-1  
 23,519 SQ. FT.  
 0.540 A.C.

T.P.O.B.  
 PAR. 23896-1

60' R/W PER BK 2454 PG 65  
 REC. 4/17/1959, O.R.

66TH AVENUE (SR 195)

P.O.C.  
 SW COR. OF  
 SW 1/4 OF SE  
 1/4 SEC. 7

MAHOUR HORMOZI  
 APN: 727-250-016

PM 111/7-9

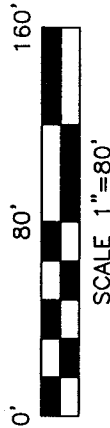
SECTION LINE

N'LY LINE OF  
 SEC. 18 & S'LY  
 LINE OF SEC. 7

RS 17/34



NE 1/4 OF  
 SECTION 18  
 T.7S., R.9E.  
 S.B.M.



DATED: 9/2/15

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 10-16-2015

THE BEARINGS AND DISTANCES USED IN THE ABOVE  
 DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE  
 SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN  
 BY 1.000022931 TO OBTAIN GROUND DISTANCE.

**MSA CONSULTING, INC.**  
 PLANNING - CIVIL ENGINEERING  
 LAND SURVEYING

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

PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

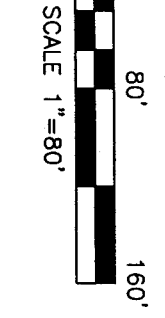
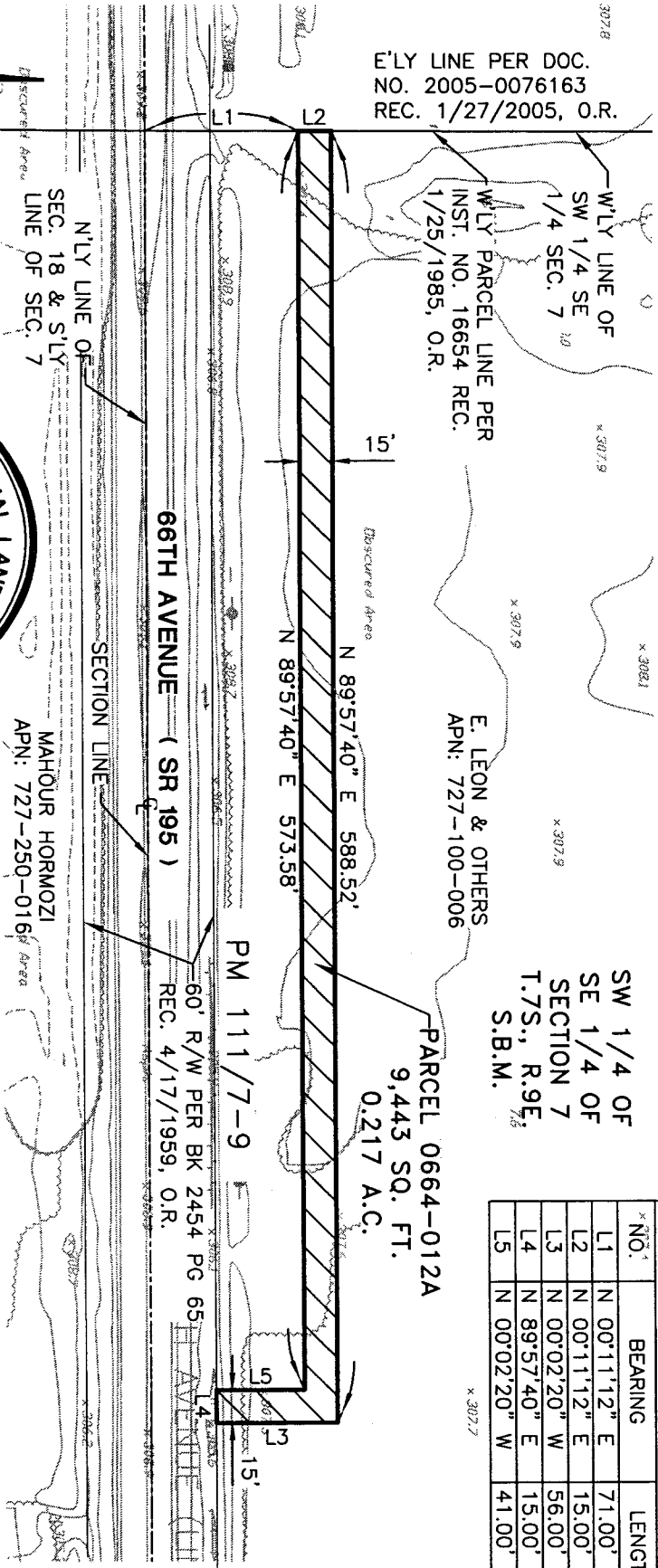
J.N. 2212

SHEET 1 OF 1

**EXHIBIT 'B'**  
 08-RIV-195 PM 6.875 - 0664-012 (0664-012A)  
 SEC. 7, T.7S., R.9E., S.B.M.

RS 17/34

LINE DATA		
* NO. †	BEARING	LENGTH
L1	N 00°11'12" E	71.00'
L2	N 00°11'12" E	15.00'
L3	N 00°02'20" W	56.00'
L4	N 89°57'40" E	15.00'
L5	N 00°02'20" W	41.00'



DATED: 9/2/15

TEMPORARY CONSTRUCTION EASEMENT

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 9-10-2015

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PROJECT NAME: 66TH AVENUE GS  
 W.O. # 88-0664

**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING  
 J.N. 2212

**PARCEL NUMBERS**

23895-1

0664-013A

**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**23895-1**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE EASTERLY 40 ACRES OF THE SOUTH HALF OF LOTS 1 AND 2, DESCRIBED IN DOCUMENT NO. 2005-0076163, RECORDED JANUARY 27, 2005, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 7 AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, AT PAGE 34, OF RECORDS OF SURVEY, OF SAID COUNTY;

THENCE NORTH 00°11'12" EAST, ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 50.00 FEET, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA AS DESCRIBED BY GRANT DEED RECORDED FEBRUARY 10, 1992 AS INSTRUMENT NO. 046273, OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING **THE TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°11'12" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 21.00 FEET, TO A POINT ON A LINE PARALLEL WITH AND DISTANT 71.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTHERLY LINE OF SAID SECTION 7;

THENCE SOUTH 89°57'40" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 496.40 FEET;

THENCE SOUTH 00°02'20" EAST, A DISTANCE OF 15.39 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INSTRUMENT NO. 046273;

THENCE SOUTH 86°55'00" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 103.08 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 89°57'40" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 393.39 FEET TO THE **TRUE POINT OF BEGINNING**.

**PARCEL 23895-1 CONTAINING AN AREA OF 10,134 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.**



**EXHIBIT "A"**  
**66TH AVENUE (GRADE SEPARATION)**  
**LEGAL DESCRIPTION**  
**23895-1**

**EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.**

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE  
BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6.  
MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND  
DISTANCE.

PREPARED BY OR UNDER THE DIRECTION OF:

Charles R. Harris  
CHARLES R. HARRIS P.L.S. 4989  
EXP. 12/31/2015

DATED: 9/2/15



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: [Signature]  
DATE: 10-19-2015

# EXHIBIT 'B'

08-RIV-195 PM 6.62 - 23895-1  
 SEC. 7, T.7S., R.9E., S.B.M.

CHANDI  
 PER DOC. NO. 2005-0076163  
 REC. 1/27/2005, O.R. AND  
 CERTIFICATE OF COMPLIANCE  
 NO. 5066 AS SHOWN ON  
 INST. NO. 2001-500048  
 REC. 10/15/2001, O.R.  
 APN: 727-100-020

SW 1/4 OF  
 SECTION 7  
 T.7S., R.9E.  
 S.B.M.

RS 17/34

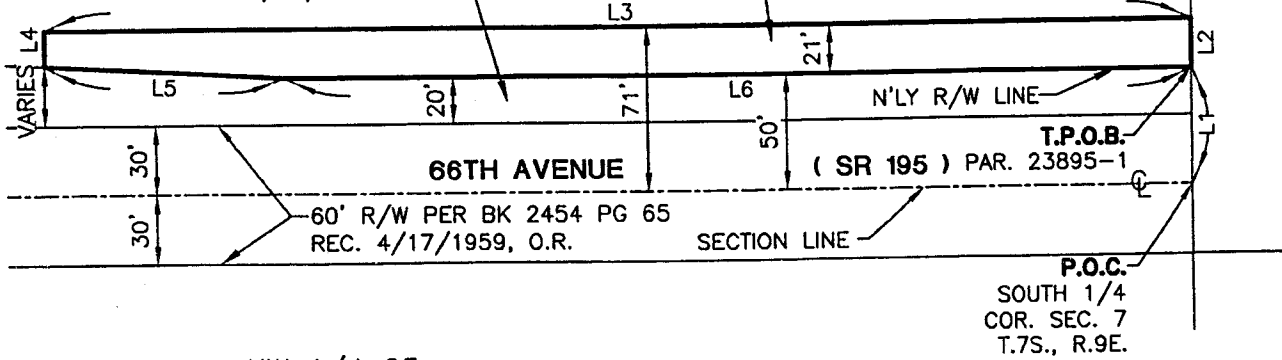
E'LY LINE SW  
 1/4 SEC. 7

E. LEON  
 PER INST. NO. 16654  
 REC. 1/25/1985, O.R.  
 APN: 727-100-006

PARCEL 23895-1  
 10,134 SQ. FT.  
 0.23 A.C.

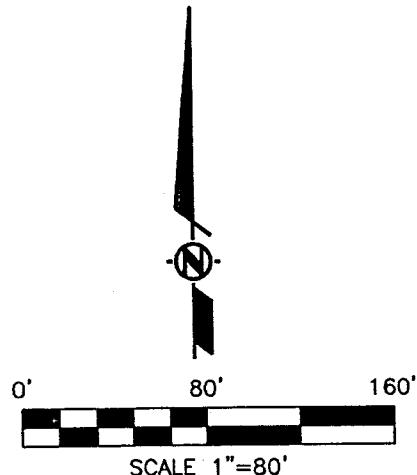
E'LY LINE PER DOC. NO.  
 2005-0076163  
 REC. 1/27/2005, O.R.

PER INST. NO. 046273  
 REC. 2/10/1992, O.R.



NW 1/4 OF  
 SECTION 18  
 T.7S., R.9E.  
 S.B.M.

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 10-19-2015



NO.	BEARING	LENGTH
L1	N 00°11'12" E	50.00'
L2	N 00°11'12" E	21.00'
L3	S 89°57'40" W	496.40'
L4	S 00°02'20" E	15.39'
L5	S 86°55'00" E	103.08'
L6	N 89°57'40" E	393.39'

DATED: 9/2/15

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".

PROJECT NAME: 66TH AVENUE GS  
 W.O. # B8-0664

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

**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING

# EXHIBIT "B"

TCE

0664-013 (0664-013A)  
SEC. 7, T.7S., R.9E., S.B.M.

CHANDI  
PER DOC. NO. 2005-0076163  
REC. 1/27/2005, O.R. AND  
CERTIFICATE OF COMPLIANCE  
NO. 5066 AS SHOWN ON  
INST. NO. 2001-500048  
REC. 10/15/2001, O.R.  
APN: 727-100-020

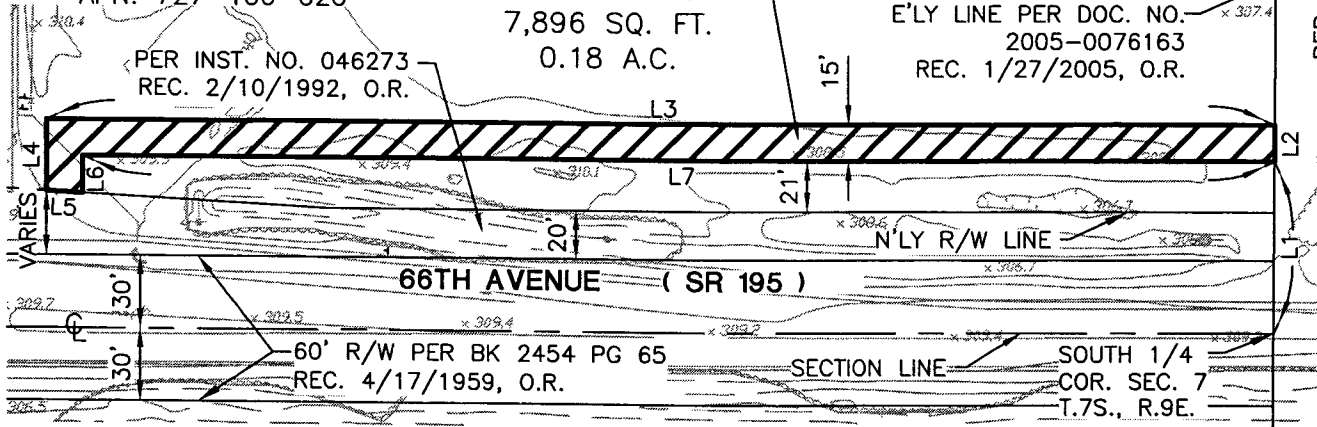
SW 1/4 OF  
SECTION 7  
T.7S., R.9E.  
S.B.M.

**PARCEL 0664-013A**  
7,896 SQ. FT.  
0.18 A.C.

E'LY LINE SW  
1/4 SEC. 7

E'LY LINE PER DOC. NO.  
2005-0076163  
REC. 1/27/2005, O.R.

E. LEON  
PER INST. NO. 16654  
REC. 1/25/1985, O.R.  
APN: 727-100-006



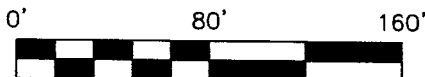
NW 1/4 OF  
SECTION 18  
T.7S., R.9E.  
S.B.M.

TEMPORARY CONSTRUCTION  
EASEMENT

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 9-10-2015



SCALE 1"=80'

DATED: 9/2/15

## LINE DATA

NO.	BEARING	LENGTH
L1	N 00°11'08" E	70.97'
L2	N 00°11'12" E	15.00'
L3	S 89°57'40" W	511.46'
L4	S 00°02'20" E	29.57'
L5	S 86°55'00" E	15.02'
L6	N 00°02'20" W	15.39'
L7	N 89°57'40" E	496.40'

"THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE".

PROJECT NAME: 66TH AVENUE GS  
W.O. # B8-0664

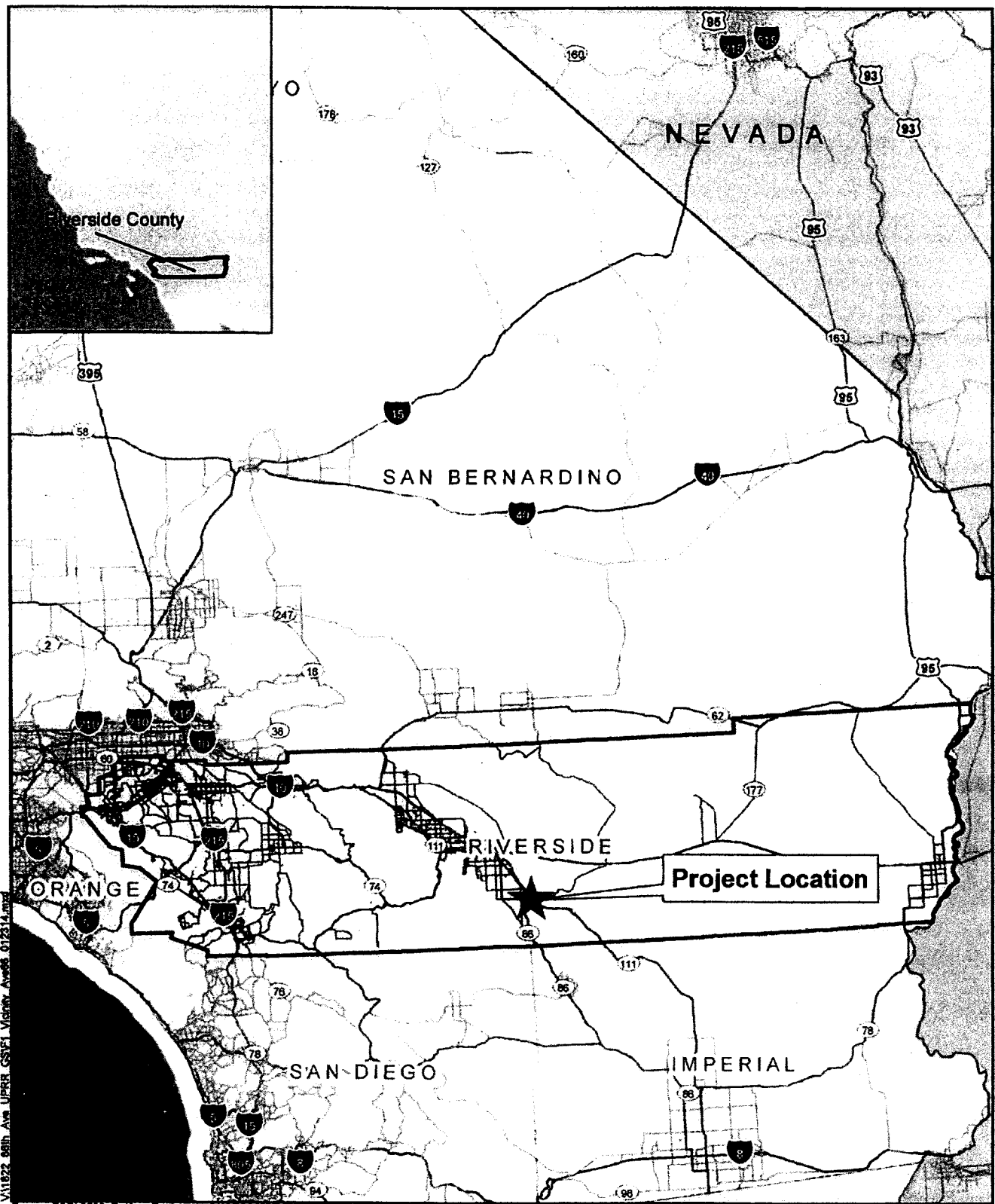


MSA CONSULTING, INC.  
PLANNING - CIVIL ENGINEERING  
LAND SURVEYING

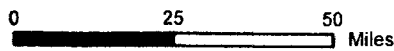
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SHEET 1 OF 1

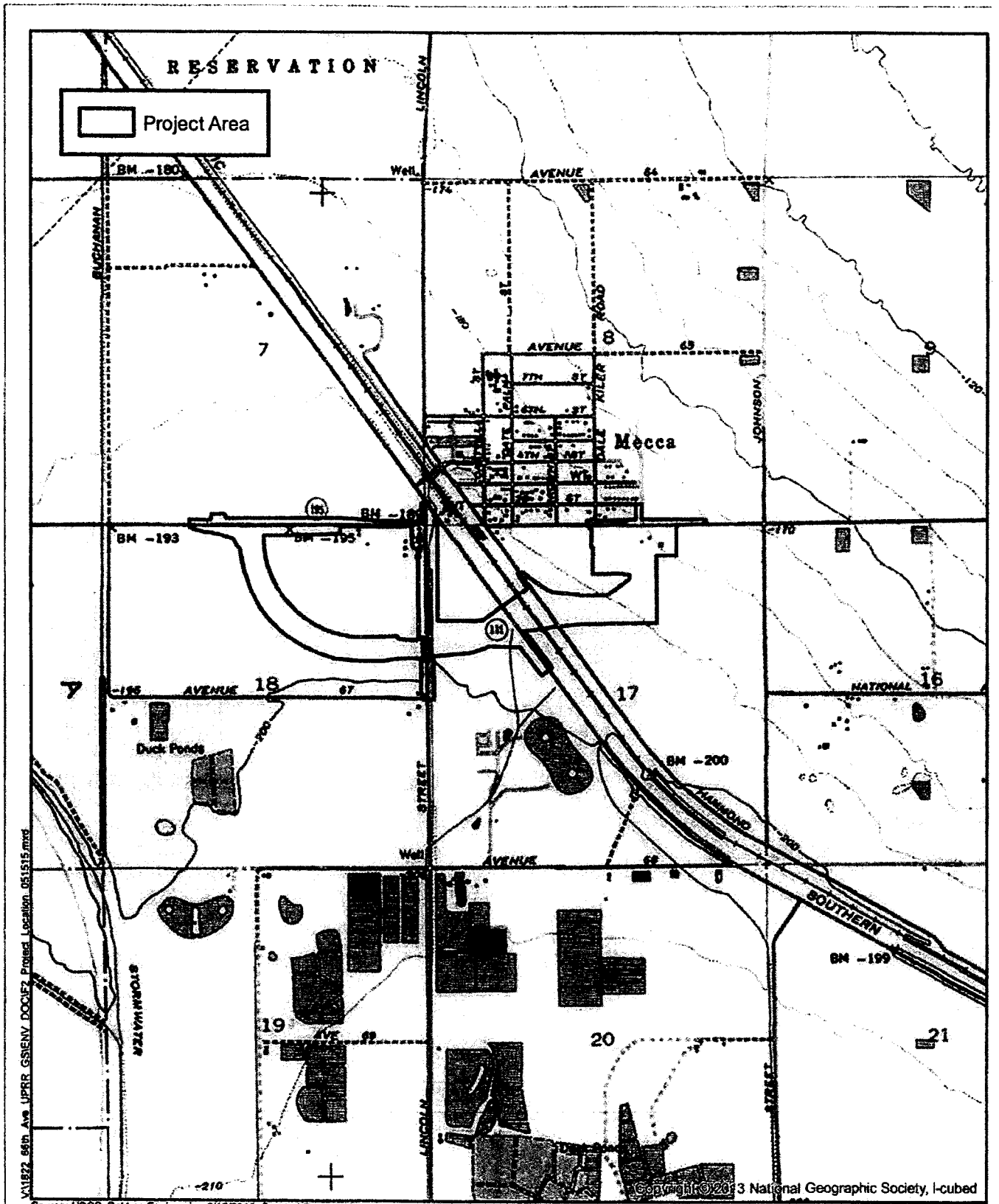
"THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION".



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 Source: ESRI 2008; Doiken Engineering 3/12/2014; Created by: angelas



**FIGURE 1**  
**Project Vicinity**  
 Federal Project # PNRSCML 5956 (221)  
 Avenue 66 Grade Separation Project  
 Community of Mecca, Riverside County, California



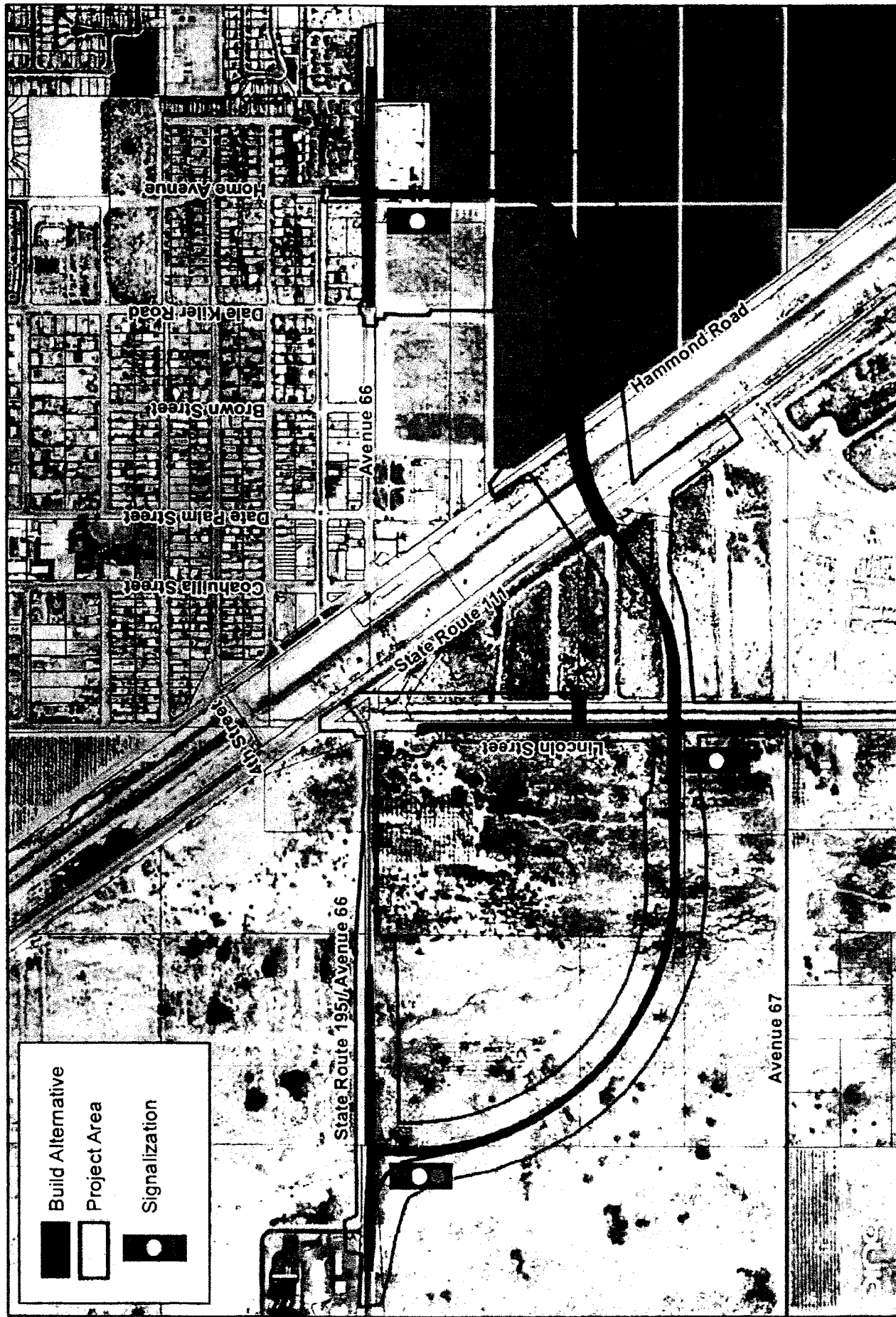
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Source: USGS; Dokken Engineering 6/15/2015; Created By: astorck

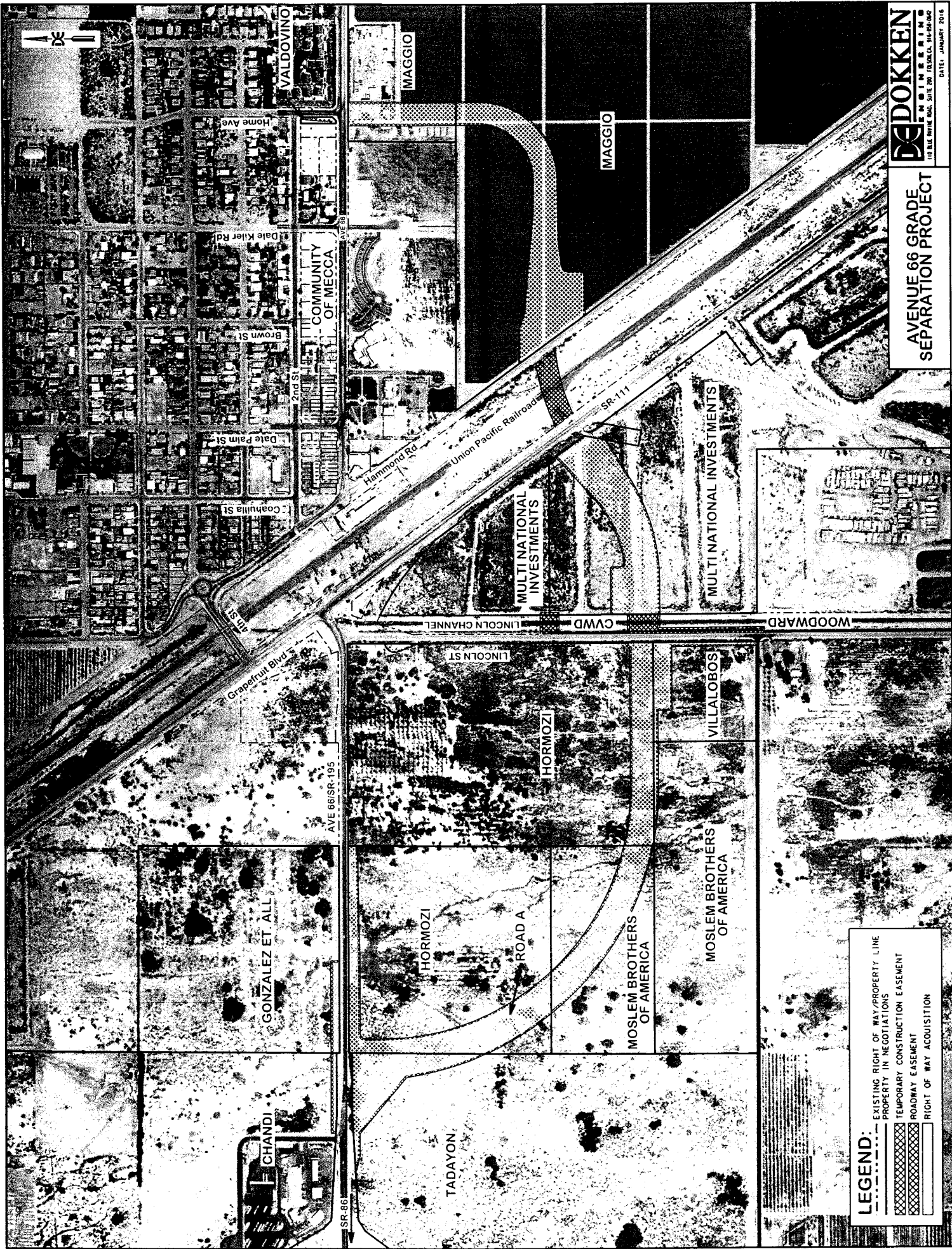
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**FIGURE 2**  
**Project Location**

Federal Project # PNRSCML 5956 (221)  
Avenue 66 Grade Separation Project  
Community of Mecca, Riverside County, California



**FIGURE 3**  
**BUILD ALTERNATIVE**  
 Federal Project # PNRSCML 5956 (221)  
 Avenue 66 Grade Separation Project  
 Community of Mecca, Riverside County, California



**LEGEND:**

- EXISTING RIGHT OF WAY/PROPERTY LINE
- - - PROPERTY IN NEGOTIATIONS
- ▨ TEMPORARY CONSTRUCTION EASEMENT
- ▧ ROADWAY EASEMENT
- ▩ RIGHT OF WAY ACQUISITION

**AVENUE 66 GRADE SEPARATION PROJECT**

**DEDOKKEN**  
 110 BLUE HAVEN ROAD, SUITE 200, IRVINE, CA 92614-3402  
 DATE: JANUARY 2018