

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



FROM : Transportation Department and
ECONOMIC DEVELOPMENT AGENCY (EDA)

SUBMITTAL DATE:
August 4, 2016

SUBJECT: Approval of the First Amendment to the Temporary Construction Deed for a Portion of Assessor's Parcel Numbers 360-390-018 and 360-390-019 and Temporary Construction Access Agreements for a Portion of Assessor's Parcel Numbers 372-110-002 and 371-110-003 for the Scott Road/Interstate 215 Interchange Project in the amount of \$366,620, CEQA Finding of Nothing Further is Required, District 5; [Total Cost - \$366,620] Local Government, City of Menifee - 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Finds that the purchase of temporary construction easements have been adequately analyzed in an earlier Mitigated Negative Declaration for which Responsible Agency Findings were made by the Board on October 20, 2015, Minute Order 3-12 for the Scott Road/I-215 Interchange Project;
2. Approve the attached First Amendment to the Temporary Construction Easement Deed between the County of Riverside and Scott-215, LP, a California Limited Partnership, for temporary rights in real properties identified as Parcels 21943-3, 21943-4 and 21944-2 in favor of the County of Riverside, located within portions of Assessor's Parcel Numbers 360-390-018 and 360-390-019 and authorize the Chairman of the Board to execute this Deed on behalf of the County;

Policy

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 366,620	\$ 0	\$ 366,620	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Local Government, City of Menifee-100%			Budget Adjustment:	No
			For Fiscal Year:	2016/17

C.E.O. RECOMMENDATION: [CEO use]

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: October 25, 2016
xc: EDA, Transp.

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

3-49

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

3. Approve the attached Temporary Access Agreements between the County of Riverside and SFU Investments, Limited Partnership, for temporary rights in real properties identified as Parcels 21934-2 and 21934-3, located within portions of Assessor's Parcel Number 372-110-002 and authorize the Chairman of the Board to execute this Agreement on behalf of the County;
4. Approve the attached Temporary Access Agreements between the County of Riverside and SFU Investments, Limited Partnership, for temporary rights in real properties identified as Parcel 21935-2, located within portions of Assessor's Parcel Number 372-110-003 and authorize the Chairman of the Board to execute this Agreement on behalf of the County;
5. Authorize the County Executive Officer/Economic Development Agency (EDA) or his designee to execute any other documents and administer all actions necessary to complete the transactions;
6. Authorize and allocate the settlement amount of \$126,674 for temporary rights to Parcels 21943-3, 21943-4 and 21944-2 located within portions of Assessor's Parcel Numbers 360-390-018 and 360-390-019;
7. Authorize and allocate the settlement amount of \$115,547 for temporary rights to Parcels 21934-2 and 21934-3 located within portions of Assessor's Parcel Number 372-110-002;
8. Authorize and allocate the settlement amount of \$105,899 for temporary rights to Parcel 21935-2 located within portions of Assessor's Parcel Number 372-110-003;
9. Ratify and authorize reimbursement to EDA-Real Estate (RE) in the amount not-to-exceed \$18,500 for due diligence and staff expenses; and
10. Approve the revised total project budget in the amount of \$458,569.

BACKGROUND:

Summary

The County, pursuant to certain cooperative agreements, one with the State of California, acting by and through its California Department of Transportation (Caltrans) and one with the City of Menifee and City of Murrieta, is responsible for acquiring right-of-way and property interests on behalf of Caltrans and the City of Menifee for the Scott Road/Interstate 215 (I-215) Interchange Project (Interchange Project) for the purpose of constructing, maintaining and operating state highway and local roadway improvements to improve the traffic flow along Scott Road and for access to and from the freeway in the area of the Scott Road/I-215 Interchange. As part of the Interchange Project, the County of Riverside Transportation Department (Transportation Department) has agreed to acquire the necessary right-of-way and temporary construction rights as well as manage the construction to widen Scott Road from west of Haun Road to east of Antelope Road, replacing the existing Scott Road overcrossing bridge at I-215, reconfiguring the on and off ramps, and adding freeway auxiliary lanes in the Cities of Menifee and Murrieta. The subject properties are outlined in black on the exhibits identified as Attachment 1.

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

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

Pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), Caltrans adopted a Mitigated Negative Declaration (MND) and made a Categorical Exclusion (CE) Determination under Section 6005 of 23 U.S.C. 327 and approved the Interchange Project on December 2, 2010. An Addendum to the MND was prepared and considered a NEPA/CEQA Re-Validation Conclusion Form was approved on November 29, 2012 by Caltrans.

On October 20, 2015, the Board of Supervisors made Responsible Agency CEQA Findings to provide for County implementation of right of way actions for the Interchange Project. The acquisition of the temporary construction easement for APNs 360-390-018, 360-390-019, 372-110-002 and 372-110-003 is consistent with the MND/CE and the Addendum/Re-Validation and Resolution No. 2015-093, are documented in the Notice of Determination that addresses all acquisition, construction, utility, slope and drainage easements required for the project and are actions in furtherance of implementation of the project. No further CEQA document is required for the temporary construction easement.

On April 1, 2014 (MO 3-8) the Board of Supervisors approved the Right of Way Acquisition Agreement and Temporary Construction Easement Deed between the County of Riverside and Scott-215 (Scott-215) and on October 20, 2015 (MO-3-12), the Board of Supervisors approved the Right of Way Acquisition Agreements between the County of Riverside and SFU (SFU).

The term of the temporary rights for Scott-215 has expired and the EDA-RE Division has negotiated an amendment to extend the term of the temporary right for an additional three years for a price of \$126,674, located within Assessor's Parcel Numbers 360-390-018 and 360-390-019 (previously Assessor's Parcel Numbers 360-390-011 and 360-390-017). In addition, EDA-RE Division has negotiated the settlement of the temporary rights for a three year term from SFU for a price of \$221,446, located within Assessor's Parcel Numbers 372-110-002 and 372-110-003. There are not-to-exceed costs of \$18,500 associated with these transactions. Of the total project budget of \$458,569, \$91,949 has previously been approved on April 1, 2014 (MO 3-8).

Construction is expected to commence in mid-2017.

The Form 11, First Amendment of the Temporary Construction Easement Deed and Temporary Construction Access Agreements has been approved as to legal form by County Counsel.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

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

The column entitled "current" in the following table summarizes the funding necessary for the temporary access of portions of APNs 360-390-018, 360-390-019, 372-110-002, and 372-110-003. The column entitled "Minute Order 3.8 4/1/2014" shows previously authorized and expended funds.

	Current	Minute Order 3.8 4/1/2014
Settlement Price of the First Amendment of the Temporary Construction Easement for Parcels 21943-3, 21943-4 and 21944-2, located within portions of APNs: 360-390-018 and 360-390-019 (previous APN's 360-390-011 and 360-390-017)	\$126,674	N/A
Settlement Price of the Temporary Construction Easement for Parcels 21943-3, 21943-4 and 21944-2, located within portions of APNs: 360-390-011 and 360-390-017 (new APN's: 360-390-018 and 369-390-019)	N/A	\$84,449
Settlement Price of the Temporary Construction Access Agreement for Parcel 21934-2 and 21934-3 located within portions of APN: 372-110-002	115,547	N/A
Settlement Price of the Temporary Construction Access Agreement for Parcel 21935-2 located within portions of APN: 372-110-003	105,899	N/A
Estimated Title and Escrow Charges	3,000	\$0
EDA Real Property Staff Time	15,500	\$7,500
Total Estimated Acquisition Costs (Not-to-Exceed)	\$366,620	\$91,949 (previously expended)
Total Cost	\$458,569	

The transaction costs in the amount of \$366,620 included staff time to allow for the negotiation process as well as coordination and preparation of necessary documents to complete the current transaction.

All costs associated with the temporary rights of these properties under the column entitled "current" are fully funded by the City of Menifee. No net County costs will be incurred as a result of this transaction. These charges are estimated only and only actual amounts will be charged to the Project.

ATTACHMENTS:

Attachment 1 - Property Map

First Amendment of the Temporary Construction Easement Deed - Parcels 21943-3, 21943-4 and 21944-2 (1)

Temporary Construction Access Agreements - Parcels 21934-2 and 21934-3 (4)

Temporary Construction Access Agreements - Parcel 21935-2 (4)

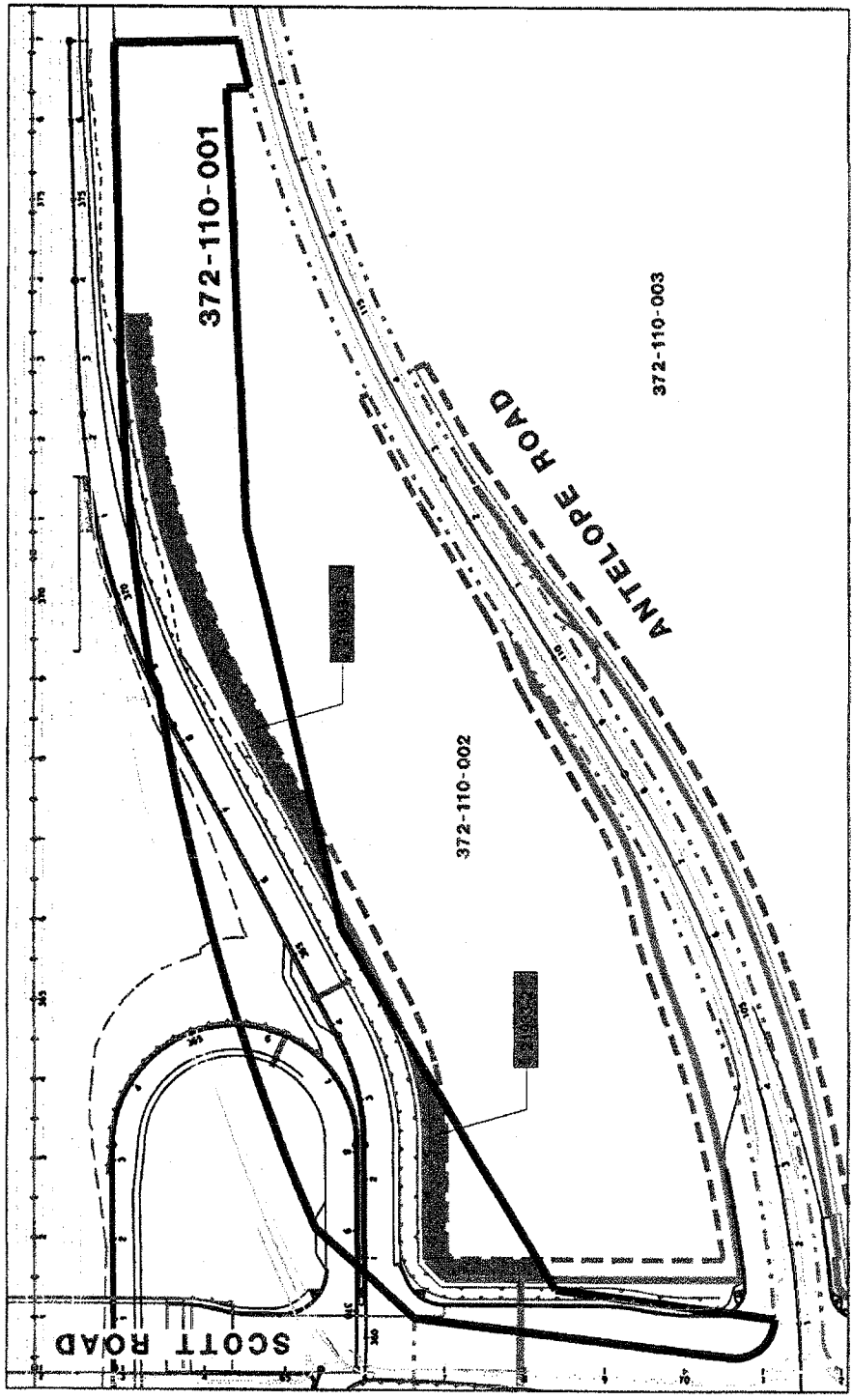
RF:JCP:PR:JVW:VC:VY:SV:CAO:ra 244TR 18.251 13270 S:\Real Property\TYPING\Docs-18.000 to 18.499\18.251.doc

Transportation Work Order No. B3-0689

Minute Traq 2033

LEGEND:

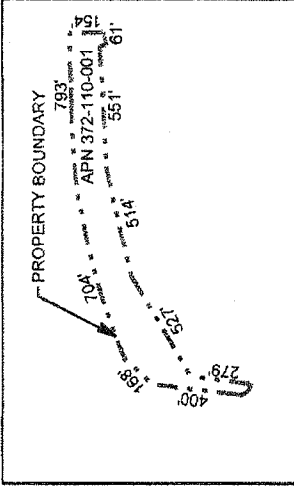
	EXISTING PARCEL APN 372-110-001
	EXISTING RIGHT-OF-WAY/ PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY/ PROPERTY BOUNDARY
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED ROADWAY
	PROPOSED SLOPE EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT AREA
	CUT / FILL



PROPERTY IMPACTS:

**VAL VISTA ESTATES; ARENDSEN, Janis;
CALDWELL, Scott; UKROPINA, Joyce**

AREA TO BE ACQUIRED	
TEMPORARY CONSTRUCTION EASEMENT	26,801 sf (0.615 ac)
Parcel # 21933-2	9,123 sf (0.209 ac)
Parcel # 21933-3	17,678 sf (0.406 ac)



PROPERTY DETAIL
NOT TO SCALE

NO SCALE

DE DOKKEN
ENGINEERING
TWO BETTER WORLD CIRCLE
SUITE 120
FREMONT, CA 94530 (911) 506-8893

EXHIBIT 1
I-215/SCOTT ROAD
INTERCHANGE MODIFICATION
JUNE 2016

Recorded at request of and return to:
Economic Development Agency/
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3403 10th Street, Suite 400
Riverside, California 92501

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

CAO:tg/041216/244TR/18.160

(Space above this line for Recorder's use)

PROJECT: I-215 / Scott Road Interchange Project
PARCELS: 21943-3, 21943-4, and 21944-2
APN: 360-390-018 and 360-390-019
(PORTION)

FIRST AMENDMENT TO THE TEMPORARY CONSTRUCTION EASEMENT DEED

This First Amendment to the Temporary Construction Easement Deed ("First Amendment"), dated as of October 25, 2016, is entered into by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"), and SCOTT-215, LP, a California Limited Partnership ("Grantor"), sometimes collectively referred to as the "Parties."

A. County and Grantor have entered into that certain Temporary Construction Easement Deed recorded April 30, 2014, instrument number 2014-0157407, (the "Original Deed") pursuant to which Grantor granted a temporary non-exclusive easement to be used for the off-ramp reconfiguration construction and construction of the slope easement and for all purposes necessary to facilitate and accomplish the construction of I-215 / Scott Road Interchange Project ("Project"), in, on, and along the real property situated in the City of Menifee, County of Riverside, State of California, identified as a portion of Assessor's Parcel Numbers 360-390-018 (formerly known as Assessor's Parcel Number 360-360-017), and 360-390-019 (formerly known as Assessor's Parcel Number 360-360-011), referenced as Parcel Nos. 21943-3, 21943-4, and 21944-2, as more particularly described in the Original Deed, as Attachment 1.

B. The Original Deed together with this First Amendment are collectively referred to herein as the "Deed."

OCT 25 2016 3-49

10-25-16 3-49
MT 2033

C. The Parties now desire to amend the Lease to extend the term.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. AFFECTED PARCELS: The temporary construction easement area (TCE Area), used for the off-ramp reconfiguration construction and construction of the slope easement and for all purposes necessary to facilitate and accomplish the construction of the Project, referenced as Parcel Nos. 21943-3, 21943-4, and 21944-2 remains the same as the Original Deed.
2. CONSIDERATION: Grantor grants a temporary right to County to enter upon and use the TCE Area of Grantor's property, and the County agrees to rent from Grantor all of the TCE Area property described herein, under the terms and conditions set forth in this First Amendment. The full consideration for the TCE Area consists of the rental price amount for the real property interests to be temporarily acquired by the County ("Rental Price"). The Rental Price in the amount of \$126,674.00 (One Hundred Twenty Six Thousand Six Hundred Seventy Four Dollars) is to be distributed to Grantor in accordance with this First Amendment.
3. COUNTY RESPONSIBILITIES: Upon the mutual execution of this Deed, County will open escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the Escrow Holder's request the parties shall execute such additional Escrow instructions as are reasonably required to consummate the transaction contemplated by this First Amendment and are not consistent with this Deed. In the event of any conflict between the terms of this Deed and any additional Escrow instructions, the terms of this Deed shall control. The Escrow will hold all funds deposited by the County in an escrow account ("Escrow Account") that is interest bearing and at a bank approved by County with interest accruing for the benefit of County. The Escrow Account shall remain open until all charges due and payable have been paid and settled; any remaining funds shall be refunded to the County.
 - a. Upon the opening of Escrow, the County shall deposit the Consideration as follows:
 - i. Rental Price: Deposit into Escrow the Rental Price in the amount of \$126,674.00 (One Hundred Twenty Six Thousand Six Hundred Seventy Four Dollars) (the "Deposit").
 - b. On or before the date that Escrow is to close ("Close of Escrow")
 - i. Closing Costs. County will deposit to Escrow Holder amounts sufficient for all escrow, recording and reconveyance fees incurred in this transaction, and if title insurance is desired by County, the premium charged therefore. Said escrow and recording charges shall

not include documentary transfer tax as County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and Taxation Code section 11922.

- c. County will authorize the Escrow Holder to close Escrow and release the Deposit, in accordance with the provisions herein, to Grantor conditioned only upon the satisfaction by County:
 - i. The deposit of the First Amendment to the Temporary Construction Easement Deed executed, acknowledged and delivered to Craig Olsen, Real Property Agent for the County or to Escrow Holder, temporarily granting the portion of the property for recordation in the Official Records of the County Recorder of said Riverside County ("Official Records") upon Close of Escrow:
4. GRANTOR RESPONSIBILITIES: Execute and acknowledge the Deed in favor of the County of Riverside dated 5-9-2016 identified as Parcel Numbers 21943-3, 21943-4, and 21944-2 and deliver Deed to Craig Olsen, Real Property Agent for the County or to the Escrow Holder.
5. NOTICE TO GRANTOR: County shall provide a thirty (30) day written notice to Grantor prior to the start of construction. The rights herein granted may be exercised for thirty-six (36) months from the Effective Date. At the expiration of the First Amendment term, County shall quitclaim its interest in such property to Grantor or Grantor's successor.
6. MISCELLANEOUS: Except as amended or modified herein, all the terms of the Original Deed shall remain in full force and effect and shall apply with the same force and effect. Time is of the essence in this First Amendment and the Deed and each and all of their respective provisions. Subject to the provisions of the Deed as to assignment, the agreements, conditions and provisions herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto. If any provisions of this First Amendment or the Original Deed shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Deed and all such other provisions shall remain in full force and effect. The language in all parts of the Deed shall be construed according to its normal and usual meaning and not strictly for or against either County or Grantor.
7. COUNTERPART: This First Amendment may be signed in counterpart or duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

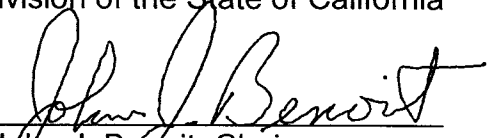
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8. EFFECTIVE DATE: This First Amendment shall not be binding or consummated until this Deed is recorded in the Official Records of the County Recorder of Riverside County.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date first written above.

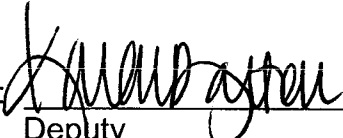
COUNTY:
COUNTY OF RIVERSIDE, a political
subdivision of the State of California

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

By: 
John J. Benoit, Chairman
Board of Supervisors

By: 
Name: FRED D. GRIMES
Its: President

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

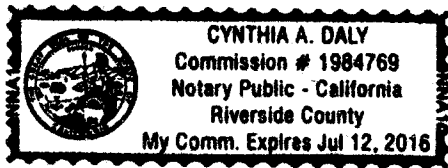
By: 
R. Todd Fisher
Deputy County Counsel

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

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss

On May 9, 2016, before me, Cynthia A. Daly a Notary Public, Greg D. Grimes personally appeared

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



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

WITNESS my hand and official seal.

Signature Cynthia A. Daly

[SEAL]

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

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

Dated: _____

COUNTY OF RIVERSIDE
Juan C. Perez, Director of Transportation

By: _____, Deputy

FORM APPROVED COUNTY COUNSEL

BY: R. Todd Frahm 6/16/16
R. TODD FRAHM DATE

DOC # 2014-0157407

04/30/2014 03:29 PM Fees: \$0.00

Page 1 of 19

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CARAGON

FREE RECORDING

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

CO:ra/021014/244TR/16.709

(Space above this line for Recorder's use)

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

TRA 026-013

TEMPORARY CONSTRUCTION EASEMENT DEED

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

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

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

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

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

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

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

CO:ra/021014/244TR/16.709

(Space above this line for Recorder's use)

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

TRA 026-013

TEMPORARY CONSTRUCTION EASEMENT DEED

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

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

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

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

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

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

2. CONSIDERATION: Grantor grants a temporary right to County to enter upon and use the TCE Area of Grantor's property, and the County agrees to rent from Grantor all of the TCE Area property described herein, under the terms and conditions set forth in this Deed. The full consideration for the TCE Area consists of the rental price amount for the real property interests to be temporarily acquired by the County ("Rental Price"). The Rental Price in the amount of \$84,449 (Eighty Four Thousand Four Hundred Forty Nine Dollars) is to be distributed to Grantor in accordance with this Deed.
3. COUNTY RESPONSIBILITIES: Upon the mutual execution of this Deed, County will open escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the Escrow Holder's request the parties shall execute such additional Escrow instructions as are reasonably required to consummate the transaction contemplated by this Deed and are not consistent with this Deed. In the event of any conflict between the terms of this Deed and any additional Escrow instructions, the terms of this Deed shall control. The Escrow will hold all funds deposited by the County in an escrow account ("Escrow Account") that is interest bearing and at a bank approved by County with interest accruing for the benefit of County. The Escrow Account shall remain open until all charges due and payable have been paid and settled; any remaining funds shall be refunded to the County.
 - a. Upon the opening of Escrow, the County shall deposit the Consideration as follows:
 - i. Rental Price: Deposit into Escrow the Rental Price in the amount of Eighty Four Thousand Four Hundred Forty Nine Dollars (\$84,449) (the "Deposit").
 - b. On or before the date that Escrow is to close ("Close of Escrow")
 - i. Closing Costs. County will deposit to Escrow Holder amounts sufficient for all escrow, recording and reconveyance fees incurred in this transaction, and if title insurance is desired by County, the premium charged therefore. Said escrow and recording charges shall not include documentary transfer tax as County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and Taxation Code section 11922.
 - c. County will authorize the Escrow Holder to close Escrow and release the Deposit, in accordance with the provisions herein, to Grantor conditioned only upon the satisfaction by County:
 - i. The deposit of the Temporary Construction Easement Deed executed, acknowledged and delivered to Craig Olsen, Real Property Agent for the County or to Escrow Holder, temporarily granting the

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

4. GRANTOR RESPONSIBILITIES: Execute and acknowledge the Deed in favor of the County of Riverside dated 4/1/14 identified as Parcel Numbers 21943-3, 21943-4, and 21944-2 and deliver Deed to Craig Olsen, Real Property Agent for the County or to the Escrow Holder.
5. NOTICE TO GRANTOR: County shall provide a thirty (30) day written notice to Grantor prior to using the rights herein granted. The rights herein granted may be exercised for twenty-four (24) months from the thirty (30) day written notice, or until completion of said Project, whichever occurs later. At the expiration of the Temporary Construction Easement term, County shall quitclaim its interest in such property to Grantor or Grantor's successor.
6. EQUIPMENT: It is understood that the County may enter upon the TCE Area where appropriate or designated for the purpose of getting equipment to and from the TCE Area. County agrees not to damage the TCE Area in the process of performing such activities.
7. DEBRIS REMOVED: At the termination of the period of use of TCE Area by County, but before its relinquishment to Grantor, debris generated by County's use will be removed and the surface will be graded and left in a neat condition.
8. HOLD HARMLESS: Grantor shall be held harmless from all claims of third persons arising from the County's use of the TCE Area permitted under this Deed; however, this hold harmless agreement does not extend to any liability arising from or as a consequence of the presence of hazardous waste on the property.
9. OWNERSHIP: Grantor hereby warrants that they are the owners of the property and that they have the right to grant County permission to enter upon and use the property.
10. ENTIRE DEED: This Deed is the result of negotiations between the parties hereto. This Deed is intended by the parties as a final expression of their understanding with respect to the matters herein and is a complete and exclusive statement of the terms and conditions hereof. This Deed supersedes any and all other prior agreements or understandings, oral or written, in connection therewith. No provision contained herein shall be construed against the County solely because it provided or prepared this Deed.
11. MODIFICATIONS IN WRITING: This Deed shall not be changed, modified, or amended except upon the written consent of the parties hereto.
12. SUCCESSORS AND ASSIGNS: Grantor, its assigns and successors in interest,

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

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

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

Dated: APR 01 2014

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

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

By: Jeff Stone
Jeff Stone, Chairman
Board of Supervisors

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

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: Kecia Harper-Ihem
Deputy

APPROVED AS TO FORM:
Pamela J. Walls
County Counsel

By: Patricia Munroe
Patricia Munroe
Deputy County Counsel

STATE OF CALIFORNIA)
)
COUNTY OF Riverside)ss
)

On February 12, 2014, before me, CYNTHIA A. DALY, a Notary Public in and for said County and State, personally appeared FRED D. GRIMES, who proved

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

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

WITNESS my hand and official seal:
Signature Cynthia A. Daly



[SEAL]

STATE OF CALIFORNIA)
)
COUNTY OF _____)ss
)

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared _____, who proved

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

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

WITNESS my hand and official seal:
Signature _____

[SEAL]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTAINING 11,991 SQUARE FEET, OR 0.275 ACRES, MORE OR LESS.

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

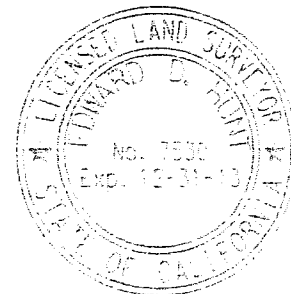


EXHIBIT "B"

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



PARCEL MAP NO. 13382
PM 93/63

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

SECTION 15

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

PARCEL 3

ROAD

HAUN

LOT "B"

PARCEL "B"

21943-3

11,991 SQ.FT.
0.275 AC.

PARCEL 4

APN 360-390-017

E'LY LINE
PCL. "B"

SEE SHEET 2

SEE SHEET 3

EXISTING R/W

LOT "A"

SECTION LINE

SCOTT

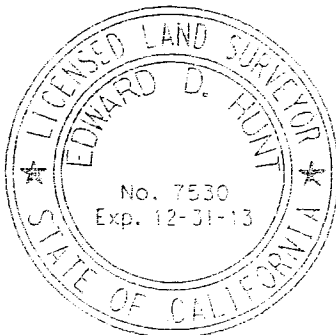
ROAD

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

SECTION 22

CITY OF MENIFEE

ZEIDERS ROAD



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21943-3

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: GSE

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

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

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

SHEET 1 OF 3

EXHIBIT "B"

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

LINE DATA

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

CURVE DATA

- Ⓐ R = 2,298.00'
 $\Delta = 03^\circ 53' 35"$
 L = 156.14'
 T = 78.10'
- Ⓑ R = 234.00'
 $\Delta = 12^\circ 40' 50"$
 L = 51.79'
 T = 26.00'
- Ⓒ R = 219.00'
 $\Delta = 12^\circ 40' 50"$
 L = 48.47'
 T = 24.33'
- Ⓓ R = 2,313.00'
 $\Delta = 03^\circ 53' 51"$
 L = 157.34'
 T = 78.70'

R/W INFORMATION:

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

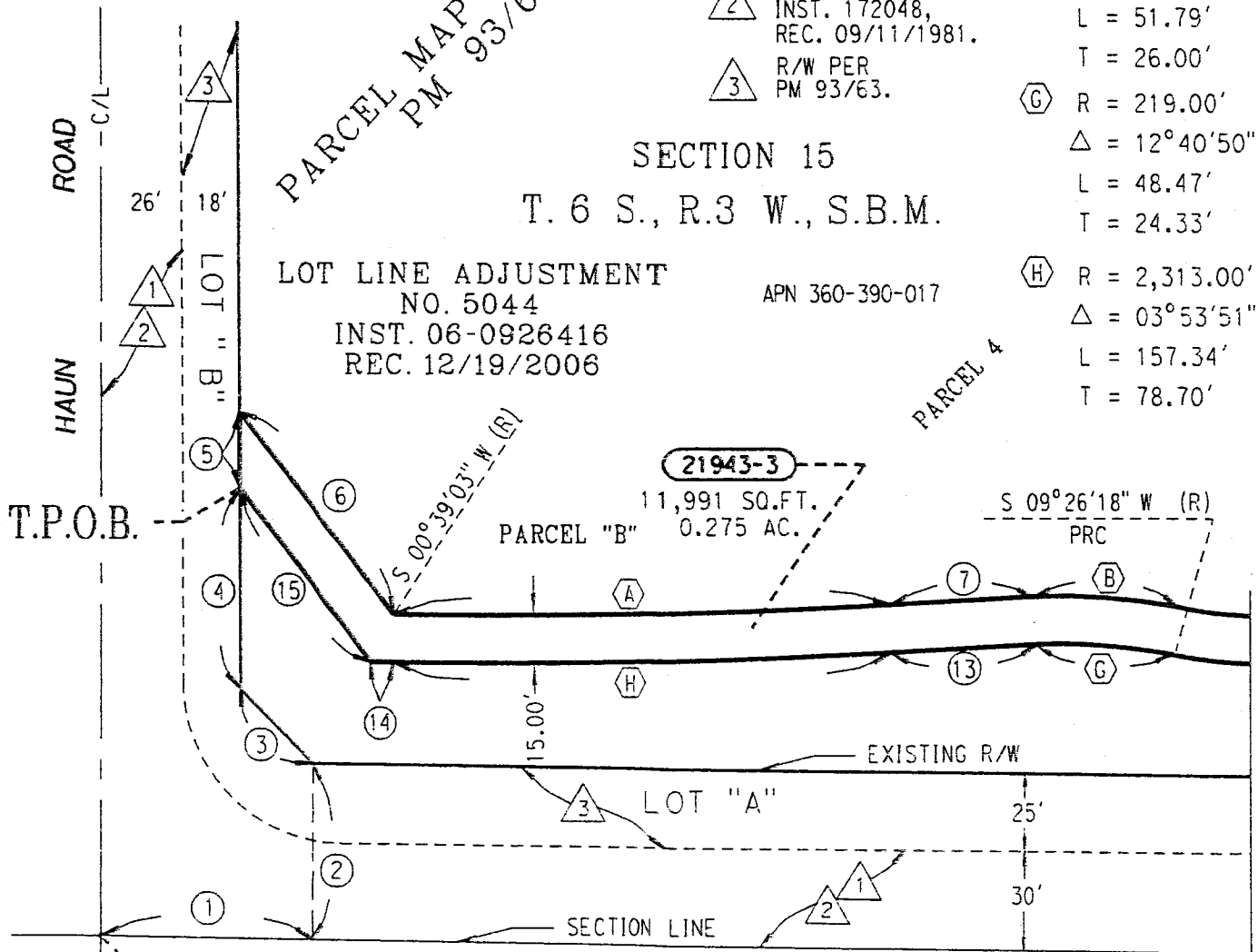
PARCEL MAP NO. 13382
 PM 93/63

SECTION 15

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

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

APN 360-390-017



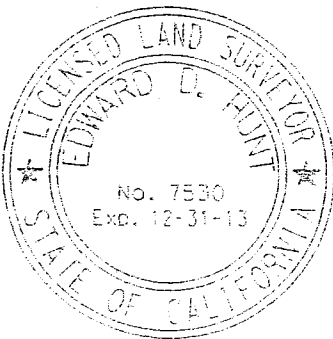
MATCHLINE SEE SHEET 3

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

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

SECTION 22

CITY OF
 MENIFEE



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

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

PAR. NO.: 21943-8

PREPARED BY: GSE

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 2 OF 3



LINE DATA

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

EXHIBIT "B"

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

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

R/W INFORMATION:

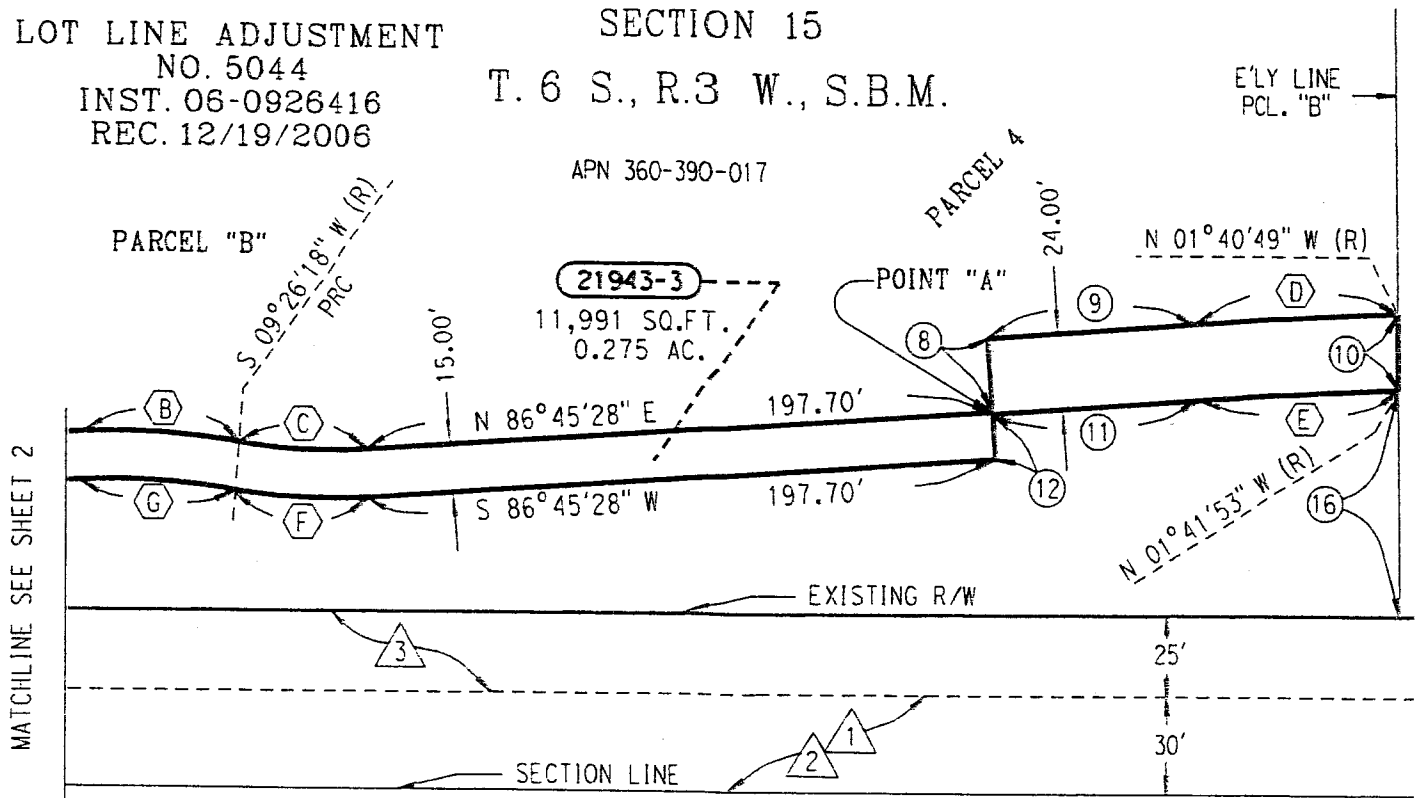
- ① R/W PER INST. 90089, REC. 08/11/1971.
- ② R/W PER INST. 172048, REC. 09/11/1981.
- ③ R/W PER PM 93/63.

PARCEL MAP NO. 13382
PM 93/63

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

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

APN 360-390-017

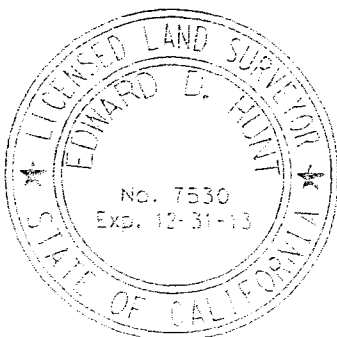


SCOTT

ROAD

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

SECTION 22



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

CITY OF
MENIFEE

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 21943-3
PROJECT: SCOTT ROAD / I-215 INTERCHANGE	PREPARED BY: GSE
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: OCTOBER, 2013
	W.O. NO.: B3-0689
APPROVED BY: <i>Edward D. Hunt</i> DATE: 10-30-2013	SHEET 3 OF 3

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

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

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

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

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

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

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

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

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

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

CONTAINING 612 SQUARE FEET, OR 0.014 ACRES, MORE OR LESS.

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

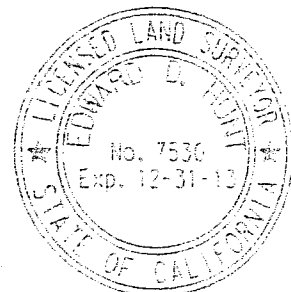
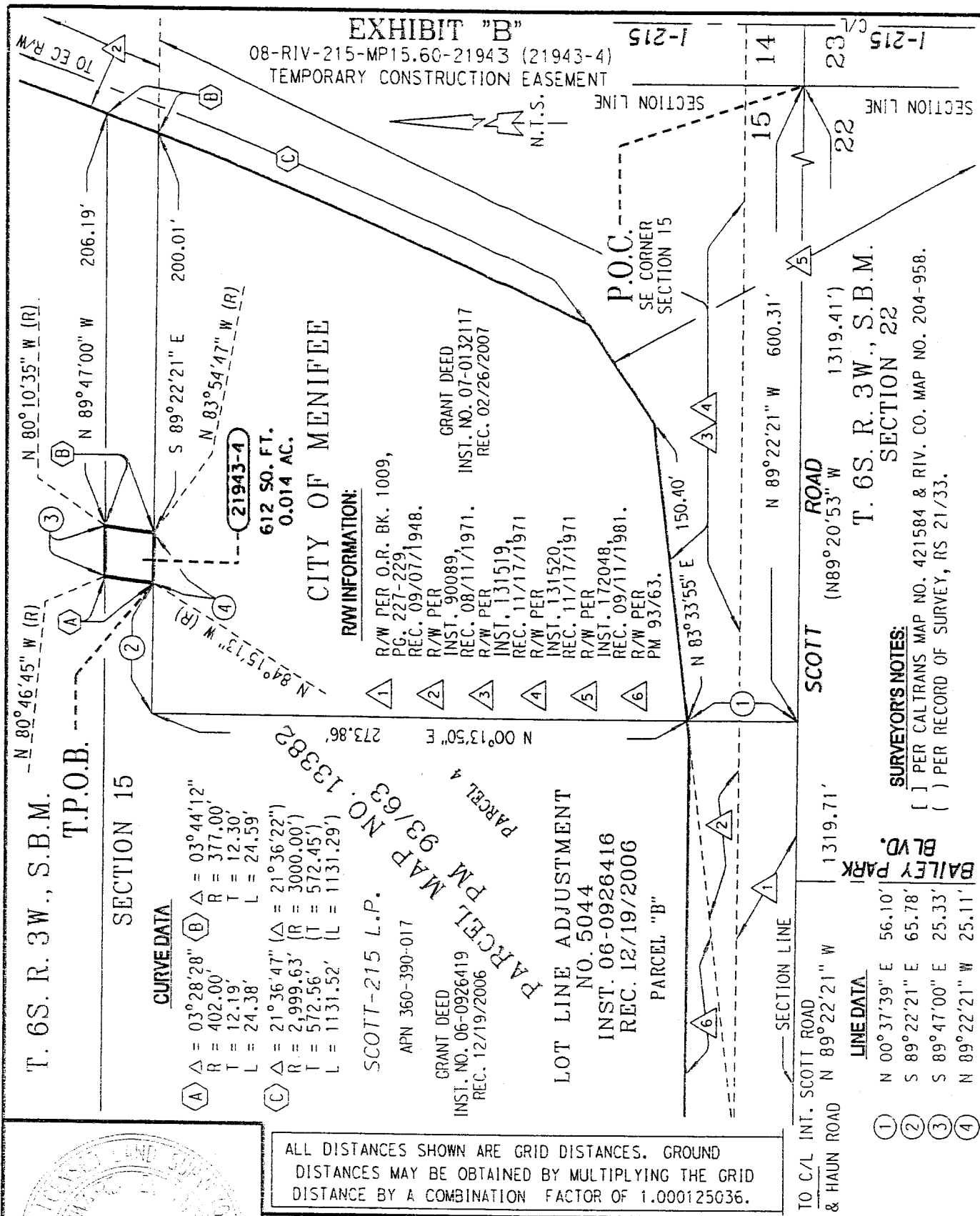


EXHIBIT "B"

08-RIV-215-MP15.60-21943 (21943-4)
 TEMPORARY CONSTRUCTION EASEMENT



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

SECTION 15

CURVE DATA

- (A) $\Delta = 03^\circ 28' 28''$ (B) $\Delta = 03^\circ 44' 12''$
 $R = 402.00'$ $R = 377.00'$
 $T = 12.19'$ $T = 12.30'$
 $L = 24.38'$ $L = 24.59'$
- (C) $\Delta = 21^\circ 36' 47''$ ($\Delta = 21^\circ 36' 22''$)
 $R = 2,999.63'$ ($R = 3000.00'$)
 $T = 572.56'$ ($T = 572.45'$)
 $L = 1131.52'$ ($L = 1131.29'$)

SCOTT-215 L.P.
 APN 360-390-017

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

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

R/W INFORMATION:

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

CITY OF MENIFEE
 612 SQ. FT.
 0.014 AC.

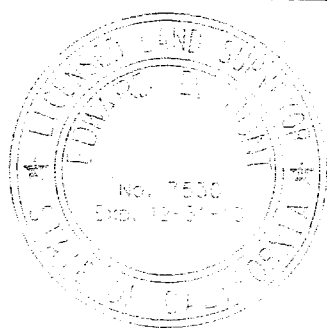
LINE DATA

- (1) N 00° 37' 39" E 56.10'
- (2) S 89° 22' 21" E 65.78'
- (3) S 89° 47' 00" E 25.33'
- (4) N 89° 22' 21" W 25.11'

SURVEYOR'S NOTES:

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

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



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
 PROJECT: SCOTT ROAD / I-215 INTERCHANGE
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.:	21943-4
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689

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

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

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15;

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTAINING 6,453 SQUARE FEET, OR 0.148 ACRES, MORE OR LESS.

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013

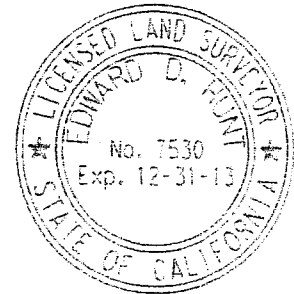


EXHIBIT "B"

R/W INFORMATION:

R/W PER O.R. BK. 1009, PG. 227-229, REC. 09/07/1948.
 R/W PER INST. 90089, REC. 08/11/1971.
 R/W PER INST. 131519, REC. 11/17/1971
 R/W PER INST. 131520, REC. 11/17/1971
 R/W PER INST. 172048, REC. 09/11/1981.
 R/W PER PM 93763.

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

CURVE DATA
 A $\Delta = 01^{\circ}26'01''$ C $\Delta = 05^{\circ}26'55''$
 R = 2,516.00' R = 377.00'
 T = 31.48' T = 17.94'
 L = 62.95' L = 35.85'
 B $\Delta = 05^{\circ}06'29''$ D $\Delta = 01^{\circ}40'02''$
 R = 402.00' R = 2,491.00'
 T = 17.93' T = 36.25'
 L = 35.84' L = 72.49'

LINE DATA

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

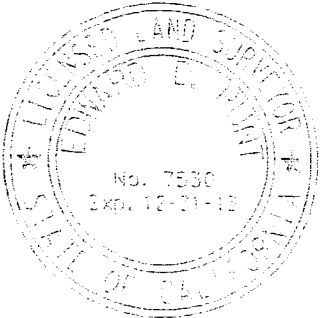
21944-2
 6,453 SQ. FT.
 0.148 AC.

PARCEL MAP NO. 13382
 PARCEL 4
 CITY OF MENIFEE

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

N.T.S.

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



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

APPROVED BY: *Edward E. H.* DATE: 10-30-2013

PAR. NO.: 21944-2

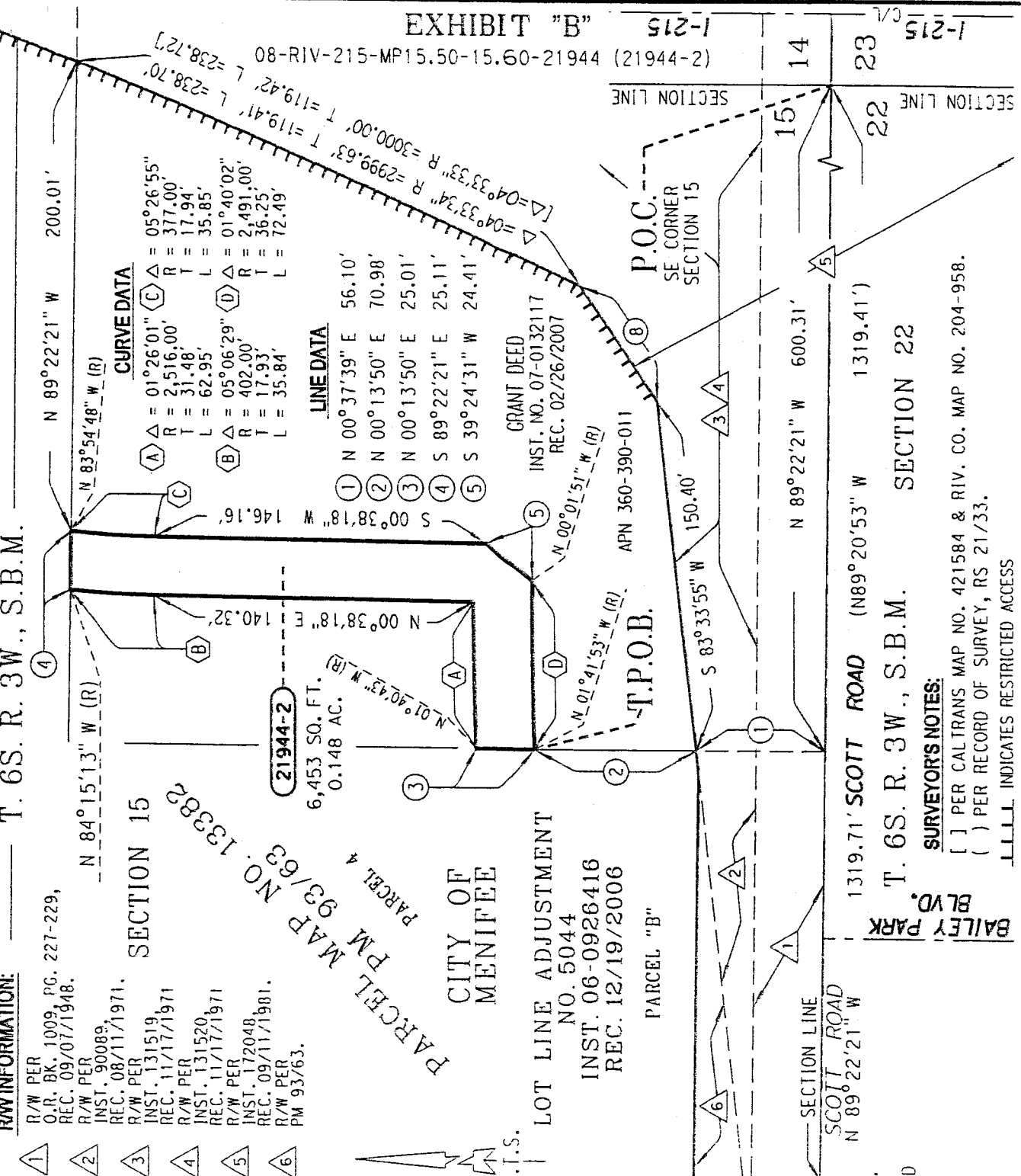
PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 1



SURVEYOR'S NOTES:

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

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

THIS IS TO CERTIFY that the temporary interest in real property conveyed by the temporary construction easement deed dated 4/11/2014, from SCOTT-215, LP, a California Limited Partnership, to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: 4/10/14

COUNTY OF RIVERSIDE
Juan C. Perez, Director of Transportation

By: M. Keed, Deputy



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 360-390 017-3
Property Address: 360-390-011-7
Vacant Land

I declare that the documentary transfer tax for this transaction is: \$ -0-

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.

I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code. Please check one or explain in "Other".)

- 1. Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
2. Section 11911. The easement is not perpetual, permanent, or for life.
3. Section 11921. The instrument was given to secure a debt.
4. X Section 11922. The conveyance is to a governmental entity or political subdivision.
5. Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
6. Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
7. Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8. Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
9. Section 11930. The conveyance is an inter vivos gift* or a transfer by death.
10. Section 11930. The conveyance is to the grantor's revocable living trust.
11. Other (Include explanation and authority)

*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 29 day of April, 2014 at Newport Beach, California
City State

Signature of Affiant (Handwritten signature)

Michelle Belvedere
Printed Name of Affiant

Commonwealth Land Title Company
Name of Firm (if applicable)

4100 Newport Place Dr., #120 Newport Beach, California
Address of Affiant 92660

(949) 724-3140
Telephone Number of Affiant (including area code)

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

For Recorder's Use:

Affix PCOR Label Here

GOVERNMENT CODE SECTION 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: Cynthia A. Daly

DATE COMMISSION EXPIRES: July 12, 2016

COUNTY WHERE BOND IS FILED: Riverside


COMMISSION NO.: 1984769

VENDOR NO.: NNA1

PLACE OF EXECUTION: Newport Beach, CA

DATE: April 29, 2014

Commonwealth Land Title, California



Adriana Santillan

1 COUNTY OF RIVERSIDE, a political subdivision of the State of California
2 (“County”), and

3
4 SFU Investments Limited Partnership, a California limited liability company
5 (“Grantor”)

6 PROJECT: I-215/ Scott Road Interchange Project
7 PARCEL(S): 21934-2 and 21934-3
8 APN: 372-110-002 (PORTION)
9

10 **TEMPORARY CONSTRUCTION ACCESS AGREEMENT**

11 This Temporary Construction Access Agreement (“Agreement”) is made by and
12 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California,
13 (“County”) and SFU INVESTMENTS LIMITED PARTNERSHIP, a California limited
14 liability company (“Grantor”). County and Grantor are sometimes collectively referred
15 to as “Parties.”

16 1. RIGHTS GRANTED. The right is hereby granted to County to enter upon
17 and use the land of Grantor in the County of Riverside, State of California, described
18 as portion of Assessor’s Parcel Number 372-110-002, highlighted on Attachment “1,”
19 attached hereto (“Property”), and made a part hereof, to be used for all purposes
20 necessary to facilitate and accomplish the construction of Scott Road/ I-215
21 Interchange Project.

22 2. AFFECTED PARCEL. The temporary construction access, used during
23 construction of the Project, referenced as Parcel No. 21934-2 consists of 0.185 acres
24 or 8,043 square feet and referenced as Parcel No. 21934-3 consists of 0.521 acres or
25 22,694 square feet as designated on Attachment “2,” attached hereto, and made a part
26 hereof (“TCA Area”).

27 3. COMPENSATION. County shall pay to the order of Grantor the sum of
28 One Hundred Fifteen Thousand Five Hundred and Forty-Seven Dollars (\$115,547) for

OCT 25 2016 3-49
10-25-16 3-49
mt 2033
Updated 08/2010

1 the right to enter upon and use the TCA Area in accordance with the terms hereof.

2 4. NOTICE TO GRANTOR. County shall provide a thirty (30) day written
3 notice prior to the start of construction. The rights herein granted are for thirty-six (36)
4 months from the date the Agreement is signed by the Parties.

5 5. EQUIPMENT. It is understood that the County may enter upon the TCA
6 Area where appropriate or designated for the purpose of getting equipment to and from
7 the TCA Area. County agrees not to damage the TCA Area in the process of
8 performing such activities.

9 6. DEBRIS REMOVED. At the termination of the period of use of TCA Area
10 by County, but before its relinquishment to Grantor, debris generated by County's use
11 will be removed and the surface will be graded and left in a neat condition.

12 7. HOLD HARMLESS. Grantor shall be held harmless from all claims of
13 third persons arising from the County's use of the TCA Area permitted under this
14 Agreement; however, this hold harmless agreement does not extend to any liability
15 arising from or as a consequence of the presence of hazardous waste on the Property.

16 8. OWNERSHIP. Grantor hereby warrants that they are the owners of the
17 Property and that they have the right to grant County permission to enter upon and use
18 the Property.

19 9. ENTIRE AGREEMENT. This Agreement is the result of negotiations
20 between the parties hereto. This Agreement is intended by the parties as a final
21 expression of their understanding with respect to the matters herein and is a complete
22 and exclusive statement of the terms and conditions thereof. This Agreement
23 supersedes any and all other prior agreements or understandings, oral or written, in
24 connection therewith. No provision contained herein shall be construed against the
25 County solely because it provided or prepared this Agreement.

26 10. MODIFICATIONS IN WRITING. This Agreement shall not be changed,
27 modified, or amended except upon the written consent of the parties hereto.

28 11. SUCCESSORS AND ASSIGNS. Grantor, its assigns and successors in

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

3 12. TITLES AND HEADINGS. Titles and headings to articles, paragraphs or
4 subparagraphs herein are for the purpose of convenience and reference only, and shall
5 in no way limit, define or otherwise affect the provisions of this Agreement.

6 13. GOVERNING LAW AND VENUE. This Agreement shall be governed by
7 the laws of the State of California. Any action at law or in equity brought by either of
8 the Parties hereto for the purpose of enforcing a right or rights providing for by this
9 Agreement shall be tried in a court of competent jurisdiction in the County of Riverside,
10 State of California, and the Parties hereby waive all provisions of law providing for a
11 change of venue in such proceedings to any other county.

12
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14 (REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)
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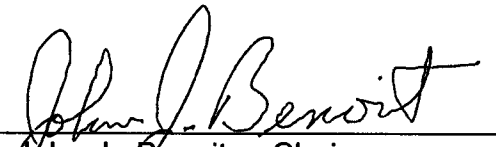
1 14. COUNTERPARTS. This Agreement may be signed in counterpart or
2 duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a
3 signed original for all purposes.

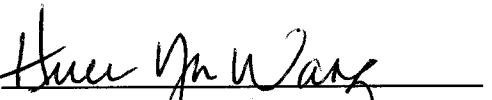
4 In Witness Whereof, the Parties have executed this Agreement the day and year
5 last below written.

6 Dated: OCT 25 2016

7
8 COUNTY:
9 COUNTY OF RIVERSIDE, a political
10 subdivision of the State of California

GRANTOR:
SFU INVESTMENTS LIMITED
PARTNERSHIP, a California
limited liability company

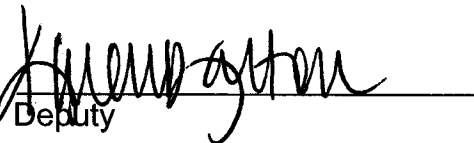
11
12 By: 
13 John J. Benoit, Chairman
14 Board of Supervisors

By: 
Its: General Partner

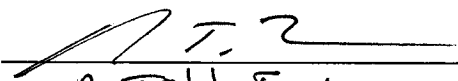
By: _____

Its: _____

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

20
21 By: 
22 Deputy

23 APPROVED AS TO FORM:
24 Gregory P. Priamos, County Counsel

25
26 By: 
27 R. Todd Fuchs
28 Deputy County Counsel

MT:ra/040716/244TR/18.162 S:\Real Property\TYPING\Docs-18.000 to 18.499\18.162.doc

ATTACHMENT "1"
ASSESSOR'S PLAT MAP

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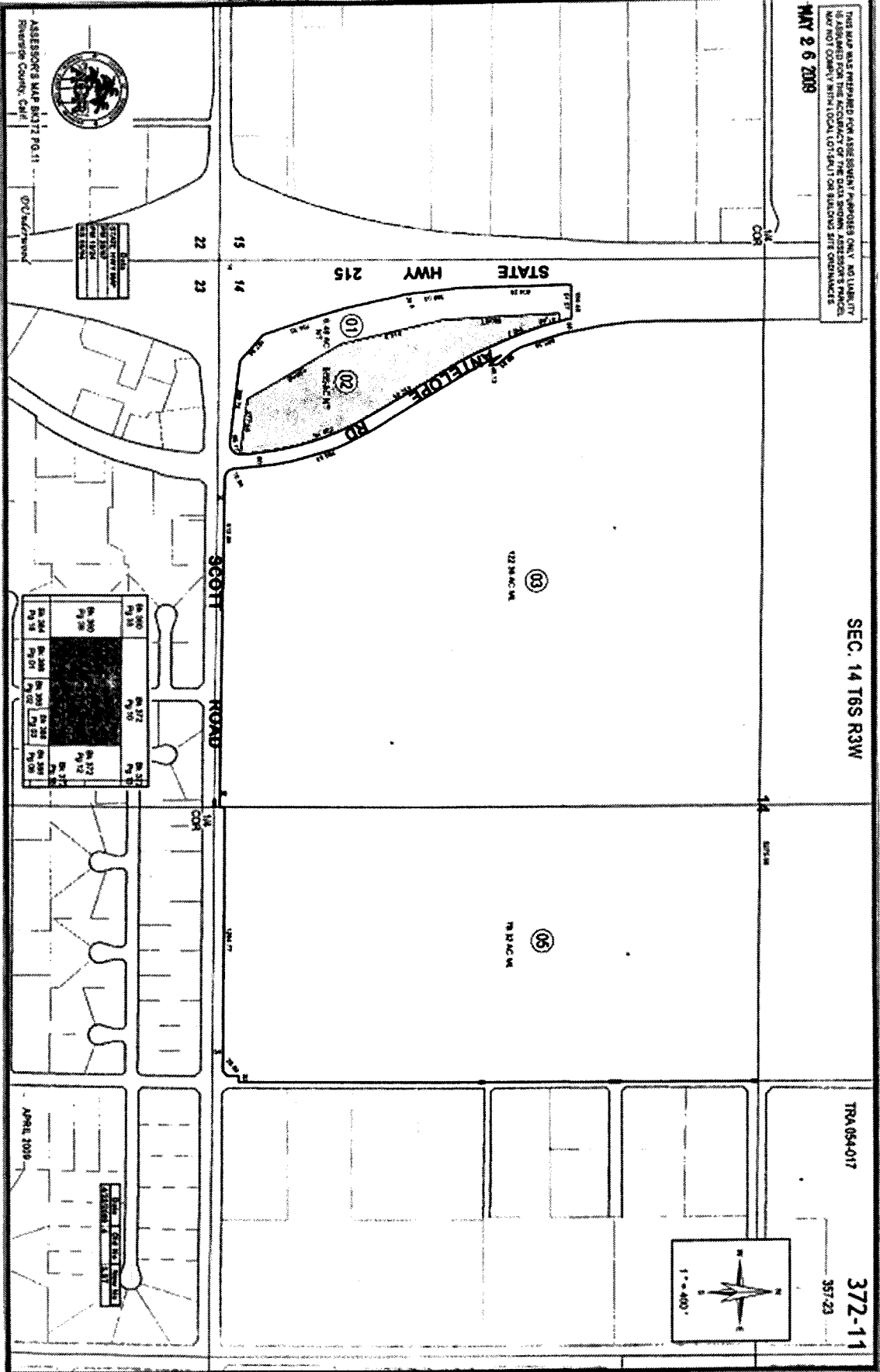
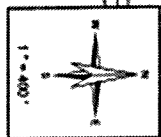
THIS MAP WAS PREPARED FROM ASSessor's REPORTS ONLY AND LIABILITY
 IS NOT ASSUMED BY THE COUNTY FOR ANY ERRORS OR OMISSIONS.
 MAY 26 2009

SEC. 14 T6S R3W

TRA 004-017

372-11

357-23



ASSESSOR'S MAP 84172 PG.11
 Spencer County, Ohio

Parcel	Area	Value
01	0.44 AC	1,100
02	0.44 AC	1,100

03	0.44 AC	1,100
04	0.44 AC	1,100
05	0.44 AC	1,100
06	0.44 AC	1,100
07	0.44 AC	1,100
08	0.44 AC	1,100
09	0.44 AC	1,100
10	0.44 AC	1,100
11	0.44 AC	1,100
12	0.44 AC	1,100
13	0.44 AC	1,100
14	0.44 AC	1,100
15	0.44 AC	1,100
16	0.44 AC	1,100
17	0.44 AC	1,100
18	0.44 AC	1,100
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21	0.44 AC	1,100
22	0.44 AC	1,100
23	0.44 AC	1,100

APRIL 2008



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ATTACHMENT "2"
TEMPORARY ACCESS LEGAL DESCRIPTIONS

Parcel1 21934-2 and 21934-3

1. A portion of Assessor's Parcel Number: 372-110-002 referenced as Parcels 21943-2 and 21943-3.

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
21934-2

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 084940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

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

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

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

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS;

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

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 228.05 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE N 30°30'51" W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 81.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 372.24 FEET AND AN INITIAL RADIAL BEARING OF N 71°21'45" E;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°40'32", AN ARC DISTANCE OF 56.36 FEET;

THENCE N 27°18'47" W, A DISTANCE OF 169.69 FEET RETURNING TO SAID EASTERLY LINE;

THENCE N 13°05'33" W ALONG SAID EASTERLY LINE, A DISTANCE OF 101.77 FEET;

THENCE S 27°18'47" E, A DISTANCE OF 268.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 397.24 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'24", AN ARC DISTANCE OF 140.79 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 8,043 SQUARE FEET, OR 0.185 ACRES, MORE OR LESS.

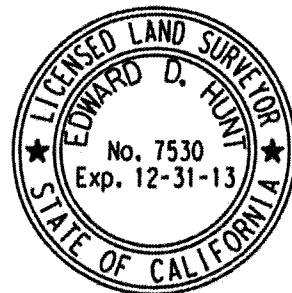
EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
21934-2

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



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

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

N 89°06'56" E (R)
POC

EXISTING R/W
N 88°24'06" E (R)
POC

DETAIL "A"

SURVEYOR'S NOTES:

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

INDICATES RESTRICTED ACCESS

APN 372-110-002
QUITCLAIM DEED
INST. NO. 98-84940
REC. 03/09/1998

R/W INFORMATION:

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

SEE SHEET 1 FOR DETAIL "A"

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

MENIFEE CITY LIMITS
SECTION LINE

TO SW COR. SEC. 14

N 89°19'00" W 986.47' (N 89°19'20" W 986.49')
N 89°21'15" W 957.36' (N 89°20'53" W 957.49')

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

SECTION 23

EXHIBIT "B"

08-RIV-215-MP15.60-15.70-21934 (21934-2)

ANTELOPE ROAD

PARCEL 3
INST. 78-11848
REC. 04/14/1978

CURVE DATA

- A Δ = 31°40'57" (Δ = 31°41'24")
R = 1,499.81' (R = 1,500.00')
T = 425.57' (T = 425.73')
L = 829.34' (L = 829.64')
- B Δ = 02°42'50" (Δ = 02°23'17")
R = 49.99' (R = 50.00')
T = 1.18' (T = 1.04')
L = 2.37' (L = 2.08')
- C Δ = 98°25'01" (Δ = 98°44'34")
R = 49.99' (R = 50.00')
T = 57.94' (T = 58.28')
L = 85.87' (L = 86.17')
- D Δ = 08°40'32" (Δ = 08°40'32")
R = 372.24' (R = 372.24')
T = 28.24' (T = 28.24')
L = 56.36' (L = 56.36')
- E Δ = 20°18'24" (Δ = 20°18'24")
R = 397.24' (R = 397.24')
T = 71.14' (T = 71.14')
L = 140.79' (L = 140.79')

LINE DATA

- 1 N 89°19'00" W 1,651.05'
- 2 N 89°19'00" W 471.39'
[N 89°19'20" W 471.10']
- 3 N 31°01'42" W 433.01'
(N 31°02'17" W 432.45')
- 4 N 89°19'00" W 89.91'
- 5 N 00°41'00" E 55.61'
- 6 N 82°24'10" W 277.71'
(N 82°23'56" W 277.56')
- 7 N 30°30'51" W 228.05'
- 8 N 30°30'51" W 81.84'
- 9 N 27°18'47" W 169.69'
- 10 N 13°05'33" W 101.77'
- 11 S 27°18'47" E 268.34'
N 89°20'45" W (R)

POC C/L INTERSECTION

TO S 1/4 COR. SEC. 14

TO NE BNDY. LN. FM 222/6-7
ROAD

MURRIETA CITY LIMITS / SECTION LINE



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

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

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

CITY OF MURRIETA

PAR. NO.: 21934-2

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 1 OF 1

1 COUNTY OF RIVERSIDE, a political subdivision of the State of California
2 (“County”), and

3
4 SFU Investments Limited Partnership, a California limited liability company
5 (“Grantor”)

6
7 PROJECT: I-215/ Scott Road Interchange Project
8 PARCEL(S): 21935-2
9 APN: 372-110-003 (PORTION)

10
11 **TEMPORARY CONSTRUCTION ACCESS AGREEMENT**

12 This Temporary Construction Access Agreement (“Agreement”) is made by and
13 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California,
14 (“County”) and SFU INVESTMENTS LIMITED PARTNERSHIP, a California limited
15 liability company (“Grantor”). County and Grantor are sometimes collectively referred
16 to as “Parties.”

17 1. RIGHTS GRANTED. The right is hereby granted to County to enter upon
18 and use the land of Grantor in the City of Menifee, County of Riverside, State of
19 California, described as portion of Assessor’s Parcel Number 372-110-003, highlighted
20 on Attachment “1,” attached hereto (“Property”), and made a part hereof, to be used for
21 construction of the new Scott Road and Antelope Road traffic lanes, slope easements
22 and drainage facilities and for all purposes necessary to facilitate and accomplish the
23 construction of I-215 / Scott Road Interchange Project (“Project”).

24 2. AFFECTED PARCEL. The temporary construction access, used during
25 construction of the Project, referenced as Parcel No. 21935-2 consists of 1.039 acres
26 or 45,256 square feet as designated on Attachment “2,” attached hereto, and made a
27 part hereof (“TCA Area”).

28
OCT 25 2016 3-49

1 3. COMPENSATION. County shall pay to the order of Grantor the sum of
2 One Hundred Five Thousand Eight Hundred and Ninety Nine Dollars (\$105,899) for the
3 right to enter upon and use the TCA Area in accordance with the terms hereof.

4 4. NOTICE TO GRANTOR. County shall provide a thirty (30) day written
5 notice prior to the start of construction. The rights herein granted are for thirty-six (36)
6 months from the date the Agreement is signed by the Parties.

7 5. EQUIPMENT. It is understood that the County may enter upon the TCA
8 Area where appropriate or designated for the purpose of getting equipment to and from
9 the TCA Area. County agrees not to damage the TCA Area in the process of
10 performing such activities.

11 6. DEBRIS REMOVED. At the termination of the period of use of TCA Area
12 by County, but before its relinquishment to Grantor, debris generated by County's use
13 will be removed and the surface will be graded and left in a neat condition.

14 7. HOLD HARMLESS. Grantor shall be held harmless from all claims of
15 third persons arising from the County's use of the TCA Area permitted under this
16 Agreement; however, this hold harmless agreement does not extend to any liability
17 arising from or as a consequence of the presence of hazardous waste on the Property.

18 8. OWNERSHIP. Grantor hereby warrants that they are the owners of the
19 Property and that they have the right to grant County permission to enter upon and use
20 the Property.

21 9. ENTIRE AGREEMENT. This Agreement is the result of negotiations
22 between the parties hereto. This Agreement is intended by the parties as a final
23 expression of their understanding with respect to the matters herein and is a complete
24 and exclusive statement of the terms and conditions thereof. This Agreement
25 supersedes any and all other prior agreements or understandings, oral or written, in
26 connection therewith. No provision contained herein shall be construed against the
27 County solely because it provided or prepared this Agreement.

28 10. MODIFICATIONS IN WRITING. This Agreement shall not be changed,

1 modified, or amended except upon the written consent of the parties hereto.

2 11. SUCCESSORS AND ASSIGNS. Grantor, its assigns and successors in
3 interest, shall be bound by all the terms and conditions contained in this Agreement,
4 and all the parties thereto shall be jointly and severally liable thereunder.

5 12. TITLES AND HEADINGS. Titles and headings to articles, paragraphs or
6 subparagraphs herein are for the purpose of convenience and reference only, and shall
7 in no way limit, define or otherwise affect the provisions of this Agreement.

8 13. GOVERNING LAW AND VENUE. This Agreement shall be governed by
9 the laws of the State of California. Any action at law or in equity brought by either of
10 the Parties hereto for the purpose of enforcing a right or rights providing for by this
11 Agreement shall be tried in a court of competent jurisdiction in the County of Riverside,
12 State of California, and the Parties hereby waive all provisions of law providing for a
13 change of venue in such proceedings to any other county.

14
15
16 (REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)
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1 14. COUNTERPARTS. This Agreement may be signed in counterpart or
2 duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a
3 signed original for all purposes.

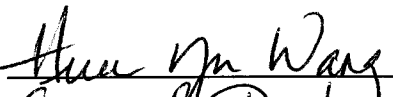
4 In Witness Whereof, the Parties have executed this Agreement the day and year
5 last below written.

6 Dated: OCT 25 2016

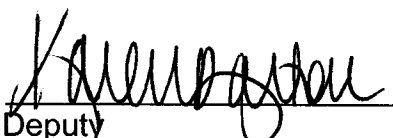
7
8 COUNTY:
9 COUNTY OF RIVERSIDE, a political
10 subdivision of the State of
11 California

GRANTOR:
SFU INVESTMENTS LIMITED
PARTNERSHIP, a California
limited liability company

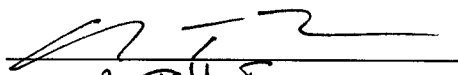
12 By: 
13 John J. Benoit, Chairman
14 Board of Supervisors

By: 
Its: General Partner
By: _____
Its: _____

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

19 By: 
20 Deputy

22 APPROVED AS TO FORM:
23 Gregory P. Priamos, County Counsel

24 By: 
25 R. Todd Frown
26 Deputy County Counsel

27 MT:ra/041116/244TR/18.165 S:\Real Property\TYPING\Docs-18.000 to 18.499\18.165.doc
28

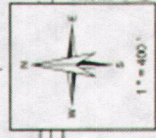
ATTACHMENT "1"
ASSESSOR'S PLAT MAP

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372-11

TRA 054-017

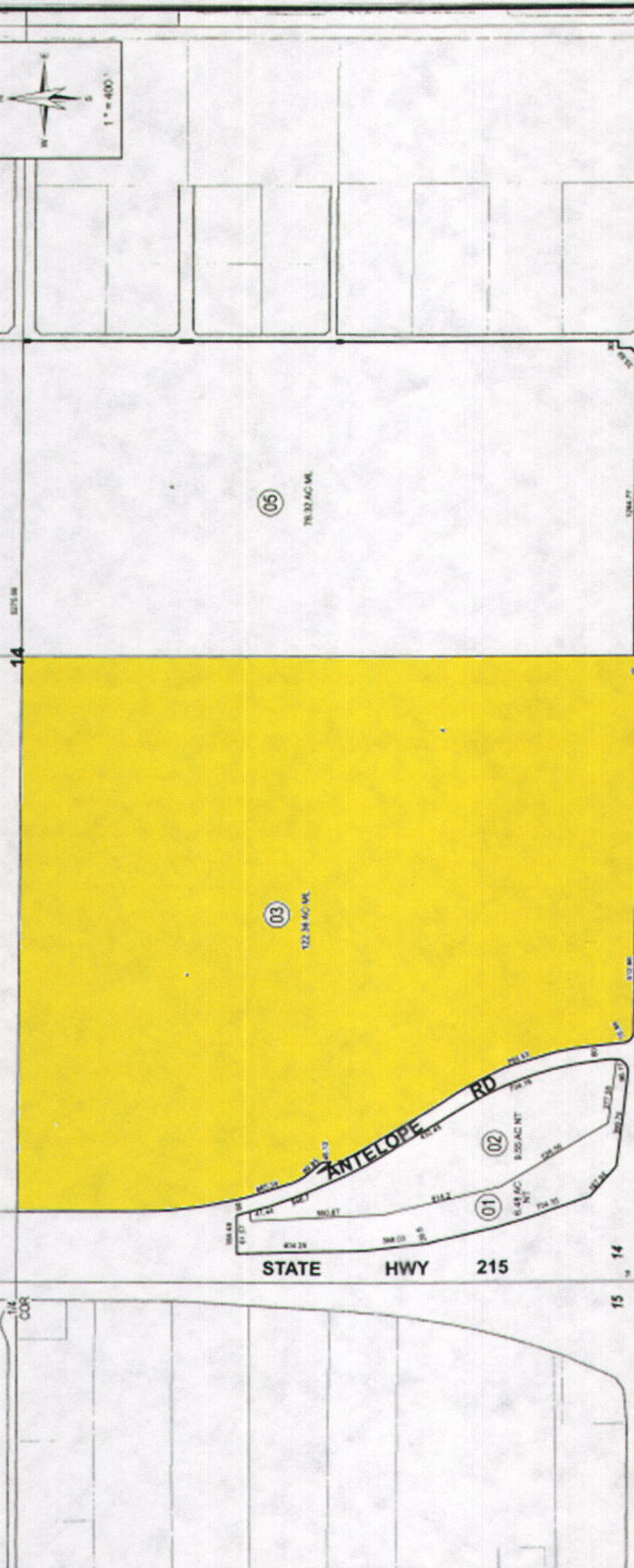
357-23



SEC. 14 T6S R3W

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

MAY 26 2008



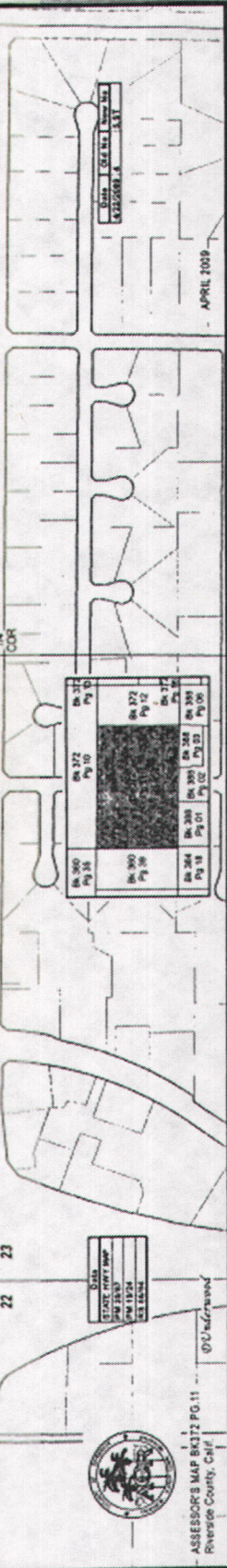
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STATE OF CALIFORNIA
COUNTY OF BUTTE
MAY 19 2008
12:30 PM



ASSESSOR'S MAP 83172 PG. 11
Butte County, Calif.

D. J. McLaughlin



APRIL 2009

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ATTACHMENT "2"
TEMPORARY ACCESS LEGAL DESCRIPTIONS

Parcel 21935-2

1. A portion of Assessor's Parcel Number: 372-110-003 referenced as Parcels 21935-2.

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION
21934-3

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN "PARCEL 4" AS DESCRIBED BY QUITCLAIM DEED RECORDED MARCH 9, 1998 AS INSTRUMENT NUMBER 084940, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

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

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

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

THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 98°25'01", AN ARC DISTANCE OF 85.87 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 167774, RECORDED AUGUST 9, 1979, SAID OFFICIAL RECORDS;

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

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

THENCE CONTINUING N 30°30'51" W ALONG SAID EASTERLY LINE, A DISTANCE OF 29.21 FEET;

THENCE S 89°21'42" E, A DISTANCE OF 233.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,411.82 FEET AND AN INITIAL RADIAL BEARING OF S 83°23'22" W, BEING CONCENTRIC WITH AND DISTANT 87.99 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 14°05'42", AN ARC DISTANCE OF 347.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 723.00 FEET AND AN INITIAL RADIAL BEARING S 69°17'40" W;

THENCE NORTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 113.82 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 377.00 FEET AND AN INITIAL RADIAL BEARING OF S 78°18'53" W;

THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 120.00 FEET;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
21934-3

THENCE N 29°55'19" W, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 323.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°10'23", AN ARC DISTANCE OF 62.99 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 369.00 FEET AND AN INITIAL RADIAL BEARING OF S 71°15'04" W;

THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 12°16'46", AN ARC DISTANCE OF 79.08 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 41.38 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF ANTELOPE ROAD;

THENCE N 31°01'42" W ALONG SAID PARALLEL LINE, A DISTANCE OF 143.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,891.15 FEET, BEING CONCENTRIC WITH AND DISTANT 41.38 FEET WESTERLY OF, AS MEASURED RADIAL TO, SAID CENTERLINE OF ANTELOPE ROAD,;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 04°15'36", AN ARC DISTANCE OF 140.61 FEET;

THENCE N 63°13'54" E ALONG A RADIAL LINE, A DISTANCE OF 11.38 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ANTELOPE ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,879.76 FEET AND AN INITIAL RADIAL BEARING OF S 63°13'54" W;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°15'36", AN ARC DISTANCE OF 139.76 FEET;

THENCE S 31°01'42" E CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.09 FEET;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, S 18°44'56" E, A DISTANCE OF 24.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 308.00 FEET;

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

THENCE S 29°55'19" E, A DISTANCE OF 174.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 392.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°14'12", AN ARC DISTANCE OF 124.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 708.00 FEET AND AN INITIAL RADIAL BEARING OF S 78°18'53" W;

THENCE SOUTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°01'13", AN ARC DISTANCE OF 111.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,426.82 FEET AND AN INITIAL RADIAL BEARING OF S 69°17'40" W;

THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 15°10'56", AN ARC DISTANCE OF 378.08 FEET;

EXHIBIT "A"
SCOTT ROAD (I-215 INTERCHANGE)
LEGAL DESCRIPTION (CONTINUED)
21934-3

THENCE N 89°21'42" W, A DISTANCE OF 236.34 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING: 22,694 SQUARE FEET, OR 0.521 ACRES, MORE OR LESS.

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

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 10-30-2013



EXHIBIT "B"

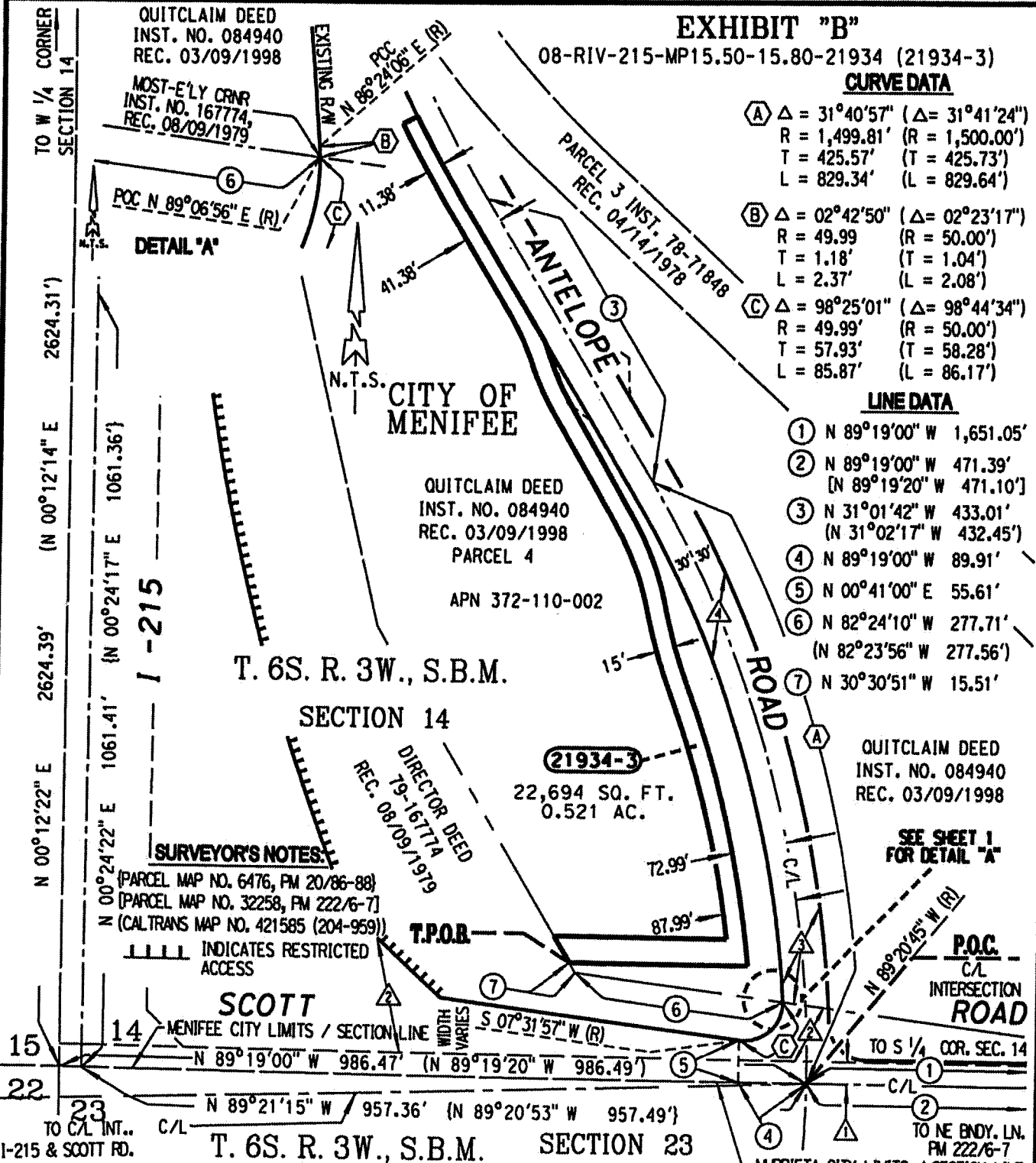
08-RIV-215-MP15.50-15.80-21934 (21934-3)

CURVE DATA

- (A) $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
 $R = 1,499.81'$ ($R = 1,500.00'$)
 $T = 425.57'$ ($T = 425.73'$)
 $L = 829.34'$ ($L = 829.64'$)
- (B) $\Delta = 02^{\circ}42'50''$ ($\Delta = 02^{\circ}23'17''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 1.18'$ ($T = 1.04'$)
 $L = 2.37'$ ($L = 2.08'$)
- (C) $\Delta = 98^{\circ}25'01''$ ($\Delta = 98^{\circ}44'34''$)
 $R = 49.99'$ ($R = 50.00'$)
 $T = 57.93'$ ($T = 58.28'$)
 $L = 85.87'$ ($L = 86.17'$)

LINE DATA

- ① N 89°19'00" W 1,651.05'
- ② N 89°19'00" W 471.39'
[N 89°19'20" W 471.10']
- ③ N 31°01'42" W 433.01'
[N 31°02'17" W 432.45']
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑥ N 82°24'10" W 277.71'
[N 82°23'56" W 277.56']
- ⑦ N 30°30'51" W 15.51'



DETAIL "A"

I-215

ANTELOPE

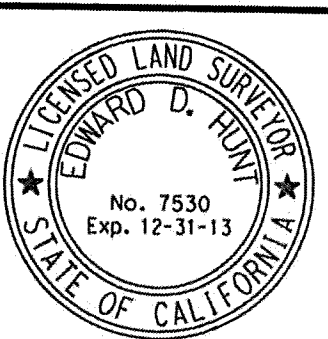
ROAD

SURVEYOR'S NOTES:
 [PARCEL MAP NO. 6476, FM 20/86-88]
 [PARCEL MAP NO. 32258, FM 222/6-7]
 [CALTRANS MAP NO. 421585 (204-959)]
 INDICATES RESTRICTED ACCESS

SCOTT MENIFEE CITY LIMITS / SECTION LINE

SEE SHEET 1 FOR DETAIL "A"

POC INTERSECTION ROAD



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

CITY OF MURRIETA

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 21934-3

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

PREPARED BY: KNV

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

SCALE: N.T.S.

DATE: OCTOBER, 2013

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

W.O. NO.: B3-0689

SHEET 1 OF 3

EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21934 (21934-3)

LINE DATA

- ① N 89°19'00" W 1,651.05'
- ② N 89°19'00" W 471.39'
[N 89°19'20" W 471.10']
- ③ N 31°01'42" W 433.01'
(N 31°02'17" W 432.45')
- ④ N 89°19'00" W 89.91'
- ⑤ N 00°41'00" E 55.61'
- ⑥ N 82°24'10" W 277.71'
- ⑦ N 30°30'51" W 15.51'
- ⑧ N 30°30'51" W 29.21'

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

**SECTION 14
CURVE DATA**

- Ⓐ $\Delta = 31^{\circ}40'57''$ ($\Delta = 31^{\circ}41'24''$)
R = 1,499.82' (R = 1,500.00')
T = 425.57' (T = 425.73')
L = 829.34' (L = 829.64')
- Ⓑ $\Delta = 98^{\circ}25'01''$ ($\Delta = 98^{\circ}44'34''$)
R = 49.99' (R = 50.00')
T = 57.94' (T = 58.28')
L = 85.87' (L = 86.17')

APN 372-110-002

**CITY OF
MENIFEE**

21934-3
22,694 SQ. FT.
QUITCLAIM DEED 0.521 AC.
INST. NO. 084940
REC. 03/09/1998
PARCEL 4

PARCEL 4 N 83°23'22" E (R)
S 89°21'42" E 233.42'

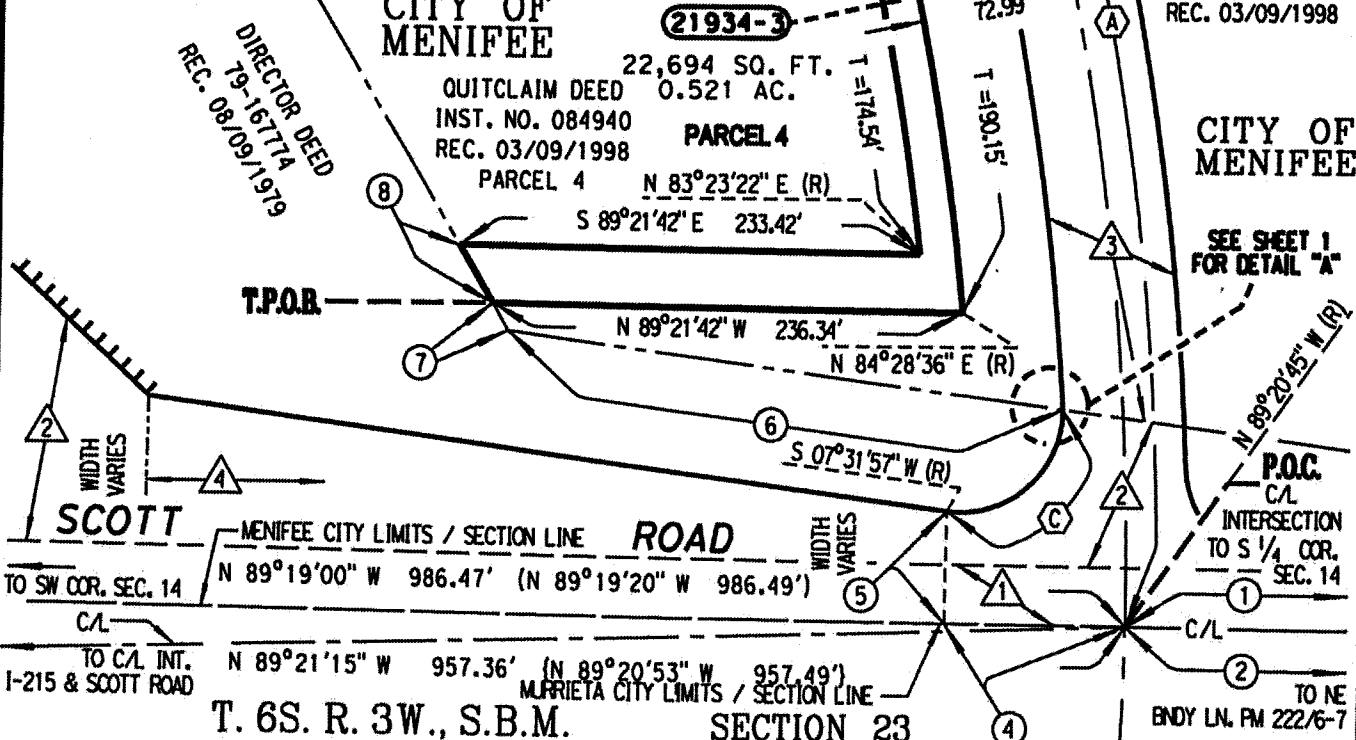
R/W INFORMATION:

- ① R/W PER
O.R. BK. 1109, PG. 280,
REC. 09/20/1949.
 - ② R/W PER
INST. 26919,
REC. 03/20/1969.
 - ③ R/W PER
INST. 222103,
REC. 11/07/1977.
 - ④ R/W PER
INST. 172048,
REC. 09/11/1981.
- QUITCLAIM DEED
INST. NO. 084940
REC. 03/09/1998

**CITY OF
MENIFEE**

SEE SHEET 1
FOR DETAIL "A"

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



SURVEYOR'S NOTES:
 (PARCEL MAP NO. 6476, FM 20/86-88)
 (PARCEL MAP NO. 32258, FM 222/6-7)
 (CALTRANS MAP NO. 421585 (204-959))
 IIIII INDICATES RESTRICTED ACCESS

**PARCEL MAP NO. 30975
PM 206/29-31**

PARCEL 1
PARCEL 2
CITY OF MURRIETA

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



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: SCOTT ROAD / I-215 INTERCHANGE
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.:	21934-3
PREPARED BY:	KNV
SCALE:	N.T.S.
DATE:	OCTOBER, 2013
W.O. NO.:	B3-0689
SHEET 2 OF 3	

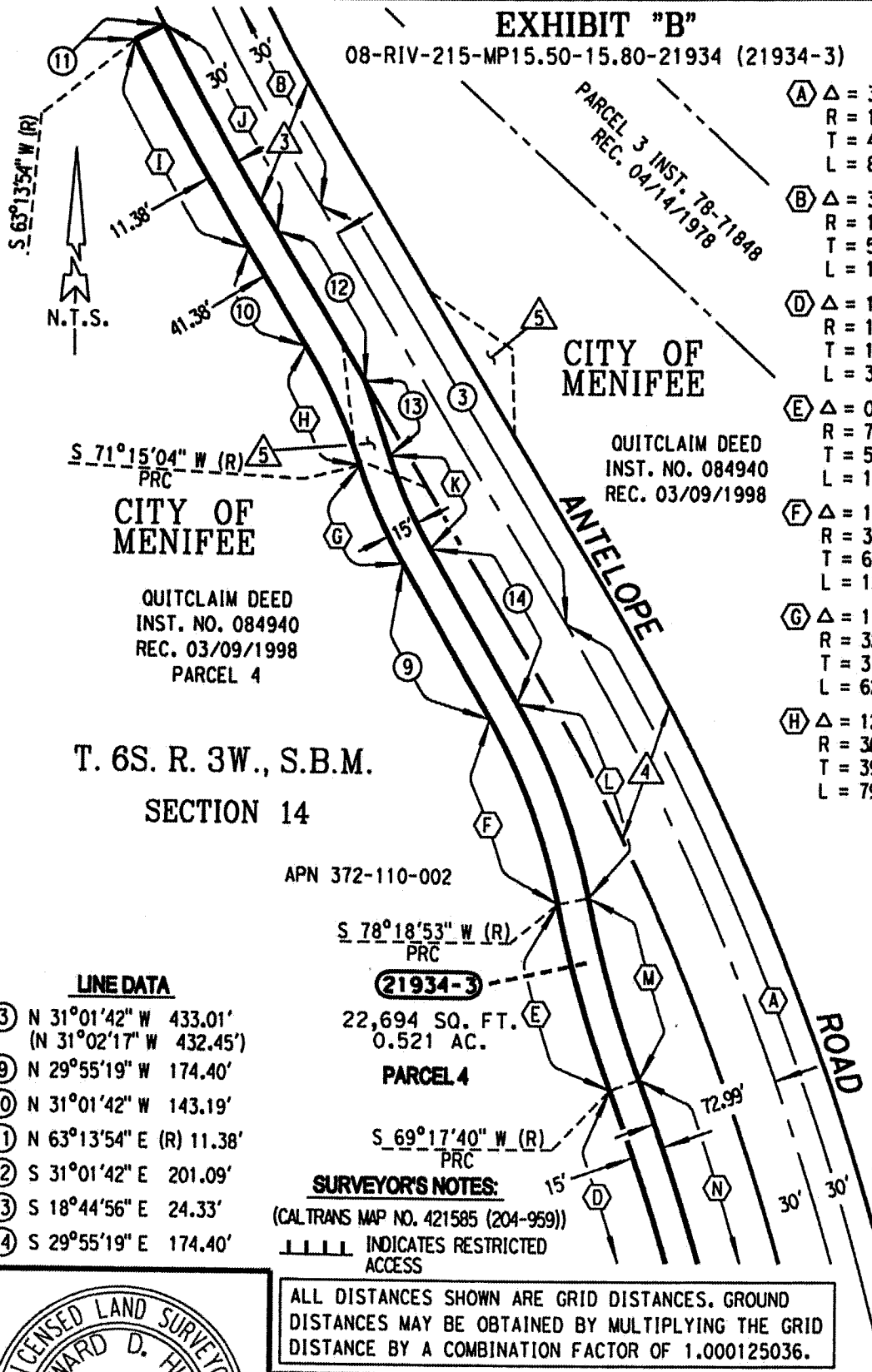
APPROVED BY: *Edward D. Hunt* DATE: 10-30-2013

EXHIBIT "B"

08-RIV-215-MP15.50-15.80-21934 (21934-3)

CURVE DATA

(A) Δ = 31°40'57" (Δ = 31°41'24") R = 1,499.82' (R = 1,500.00') T = 425.57' (T = 425.73') L = 829.34' (L = 829.64')	(I) Δ = 04°15'36" R = 1,891.15' T = 70.34' L = 140.61'
(B) Δ = 31°26'05" (Δ = 31°26'34") R = 1,849.77' (R = 1,850.00') T = 520.55' (T = 520.76') L = 1014.86' (L = 1015.24')	(J) Δ = 04°15'36" R = 1,879.76' T = 69.91' L = 139.76'
(D) Δ = 14°05'42" R = 1,411.82' T = 174.54' L = 347.31'	(K) Δ = 11°10'23" R = 308.00' T = 30.13' L = 60.06'
(E) Δ = 09°01'13" R = 723.00' T = 57.03' L = 113.82'	(L) Δ = 18°14'12" R = 392.00' T = 62.92' L = 124.77'
(F) Δ = 18°14'12" R = 377.00' T = 60.51' L = 120.00'	(M) Δ = 09°01'13" R = 708.00' T = 55.85' L = 111.46'
(G) Δ = 11°10'23" R = 323.00' T = 31.59' L = 62.99'	(N) Δ = 15°10'56" R = 1,426.82' T = 190.15' L = 378.08'
(H) Δ = 12°16'46" R = 369.00' T = 39.69' L = 79.08'	



S 71°15'04" W (R) PRC

CITY OF MENIFEE

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

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

APN 372-110-002

S 78°18'53" W (R) PRC

21934-3

22,694 SQ. FT.
0.521 AC.

PARCEL 4

S 69°17'40" W (R) PRC

SURVEYOR'S NOTES:

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

|||| INDICATES RESTRICTED ACCESS

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

R/W INFORMATION:

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

- LINE DATA**
- (3)** N 31°01'42" W 433.01' (N 31°02'17" W 432.45')
 - (9)** N 29°55'19" W 174.40'
 - (10)** N 31°01'42" W 143.19'
 - (11)** N 63°13'54" E (R) 11.38'
 - (12)** S 31°01'42" E 201.09'
 - (13)** S 18°44'56" E 24.33'
 - (14)** S 29°55'19" E 174.40'



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: SCOTT ROAD / I-215 INTERCHANGE

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

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

PAR. NO.: 21934-3

PREPARED BY: KNV

SCALE: N.T.S.

DATE: OCTOBER, 2013

W.O. NO.: B3-0689

SHEET 3 OF 3