

Parcel No. 0393-009A

EXHIBIT "A"

08-RIV-15-PM 48.3-48.5
0393-009 (0393-009A)

LINE DATA

- ① N 89°39'41" W 59.00'
- ② N 00°35'51" E 69.92'
- ③ N 00°35'51" E 50.00'
- ④ S 89°39'41" E 70.00'
- ⑤ S 00°35'51" W 99.92'
- ⑥ S 00°20'19" W 20.00'

SE¹/₄SEC.19
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

APN 160-050-074

PARCEL 1 PER

LLA# 15-004 CITY OF JURUPA VALLEY

2016-0154093

REC. 4/19/2016

PERFECTED PER DOC#

2016-0158960

REC. 4/21/2016

TCE

PARCEL
0393-009A

13,786 SQ.FT.
0.316 AC.

S 89°39'41" E 269.55'

20.00'

EXISTING R/W

339.64'
N89°39'41"W 398.64'

SECTION 19

SECTION 30

SECTION LINE

110'

N 89°39'41" W

LIMONITE AVENUE

PATS RANCH ROAD
N 00°20'19" E

EXISTING R/W

NTS

40.00'
(TIE)

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-009A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: JAM

DATE: APRIL 2017

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

DATE:



Edward D. Hunt

4-17-2017



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Tristan H. Ritter
Real Estate Manager-West
Lowe's Home Improvement
100 Bayview Circle, Suite 350
Newport Beach, CA 92660

Re: Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the
Limonite Avenue/Interstate 15 Interchange Project
Parcel Nos. 0393-001A and 0393-001B

Dear Property Owners:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for road purposes; and
- (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **November 14, 2017 at 9:00 a.m.** in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the

amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project which includes the legal description and plat map of the required property (Parcel No. 0393-001A and 0393-001B) is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors

Parcel Nos. 0393-001A and 0393-001B

EXHIBIT "A"
LEGAL DESCRIPTION
0393-001A

THAT PORTION OF PARCEL 1 OF PARCEL MAP 32545, RECORDED IN BOOK 225 OF PARCEL MAPS, PAGES 7 THROUGH 18 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 OF MAPS AT PAGE 33, RECORDS OF SAN BERNARDINO, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE MOST SOUTHERLY CORNER OF PARCEL 19 OF SAID PARCEL MAP 32545, ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID PARCEL 1 ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-8, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205 PAGE 126, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, SAID POINT BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1849.95 FEET AND HAVING AN INITIAL RADIAL BEARING OF SOUTH 78°26'38" EAST;

THENCE ALONG SAID WESTERLY LINE OF PARCEL 1, ALSO BEING SAID EASTERLY RIGHT OF WAY, LINE AND ALONG SAID CURVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 09°01'11", WITH AN ARC LENGTH OF 291.23 FEET;

THENCE SOUTH 00°03'20" WEST, CONTINUING ALONG SAID WESTERLY LINE OF PARCEL 1, AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 118.57 FEET, TO A POINT 180.71 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID PARCEL 1;

(COURSE "A") THENCE LEAVING SAID WESTERLY LINE OF PARCEL 1 AND SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 15°31'14" WEST A DISTANCE OF 189.48 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1750.00 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-001A

(COURSE "B") THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $09^{\circ}14'39''$, WITH AN ARC LENGTH OF 282.34 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 19 AND THE NORTHWESTERLY LINE OF SAID PARCEL 1, SAID POINT BEING A POINT OF CUSP WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 399.98 FEET, WITH AN INITIAL RADIAL BEARING OF NORTH $69^{\circ}21'54''$ WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, ALSO BEING THE COMMON LINE BETWEEN SAID PARCEL 19 AND SAID PARCEL 1, THROUGH A CENTRAL ANGLE OF $08^{\circ}19'50''$, WITH AN ARC LENGTH OF 58.16 FEET;

THENCE SOUTH $12^{\circ}18'16''$ WEST, ALONG SAID COMMON LINE, A DISTANCE OF 5.22 FEET TO THE **POINT OF BEGINNING**;

PARCEL CONTAINS 2,205 SQUARE FEET, OR 0.051 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 1.000056313 TO OBTAIN GROUND DISTANCE.

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

08-RIV-15-PM48.3-48.5-0393-001 (0393-001A)

PREPARED UNDER MY SUPERVISION:


EDWARD D. HUNT P.L.S. 7530

7-8-2011
DATED:

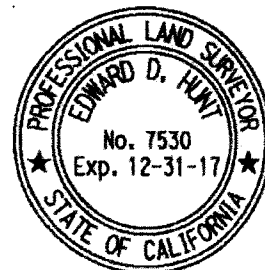
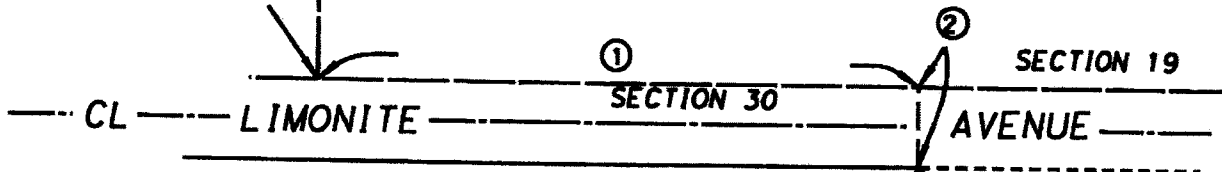


EXHIBIT "B"

08-RIV-15-PM 47.9-48.3-0393-001 (0393-001A)

NORTH
1/4 COR.



CURVE DATA

- | | |
|--|--|
| ① $\Delta=13^{\circ}14'44''$
R=1849.95'
L=427.67'
T=214.79' | ② $\Delta=09^{\circ}01'11''$
R=1849.95'
L=291.23'
T=145.91' |
| ③ $\Delta=09^{\circ}14'39''$
R=1750.00'
L=282.34'
T=141.48' | ④ $\Delta=08^{\circ}19'50''$
R=399.98'
L=58.16'
T=29.13' |

INST #28620
REC. 02/1/1988
PARCEL 7492-1

(R) S 78°26'38" E
P.O.B.

LINE DATA

- | |
|-------------------------|
| ① N 89°30'40" W 620.86' |
| ② S 00°20'20" W 140.00' |
| ③ S 22°12'35" W 537.79' |
| ④ S 00°03'20" W 118.57' |
| ⑤ N 02°06'48" E 189.48' |
| ⑥ S 12°18'16" W 5.22' |

① 20' SO CAL EDISON
DOC. # 2006-0251414
REC. 4-7-2006

NW 1/4 SEC. 30
T. 2S., R. 6W.,
SECTIONLIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

INDICATES
RESTRICTED ACCESS

INDICATES SUPERSEDED
RESTRICTED ACCESS

NTS

INST #28620
REC. 02/1/1988
PARCEL 4394-1 &
4394-01-01

VARIABLE WIDTH
DRAINAGE EASEMENT
RETAINED BY BY
PARCEL 32545
PM 225 / 7 - 18

EXISTING R/W

②

⑤

④

③

⑥

①

②

③

④

⑤

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⑥

①

②

③

④

⑤

⑥

SLY LINE
PARCEL 19
PM 225 / 7-18

(R) N 69°21'54" W
(R) N 78°38'34" W

COURSE "B"

2,205 SO.FT.
0.051 AC.

PARCEL 1
DOC. # 2008-0395408
REC. 07/18/2008
PM 225 / 7 - 18

APN 152-630-029

COURSE "A"

SLY LINE PARCEL 1
PM 225 / 7-18

20'

180.71'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-001A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: JULY, 2016

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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:

7-8-2016

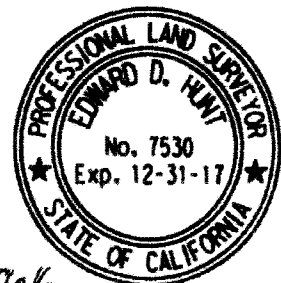


EXHIBIT "A"

08-RIV-15-PM 47.9-48.1
0393-001 (0393-001B)



NON-EXCLUSIVE EASEMENTS
CONTAINED IN INST#'S
2006-0204608 REC'D 2/23/06
2006-0947546 REC'D 12/28/06
2008-0395407 REC'D 7/18/2008
BLANKET IN NATURE

CURVE DATA

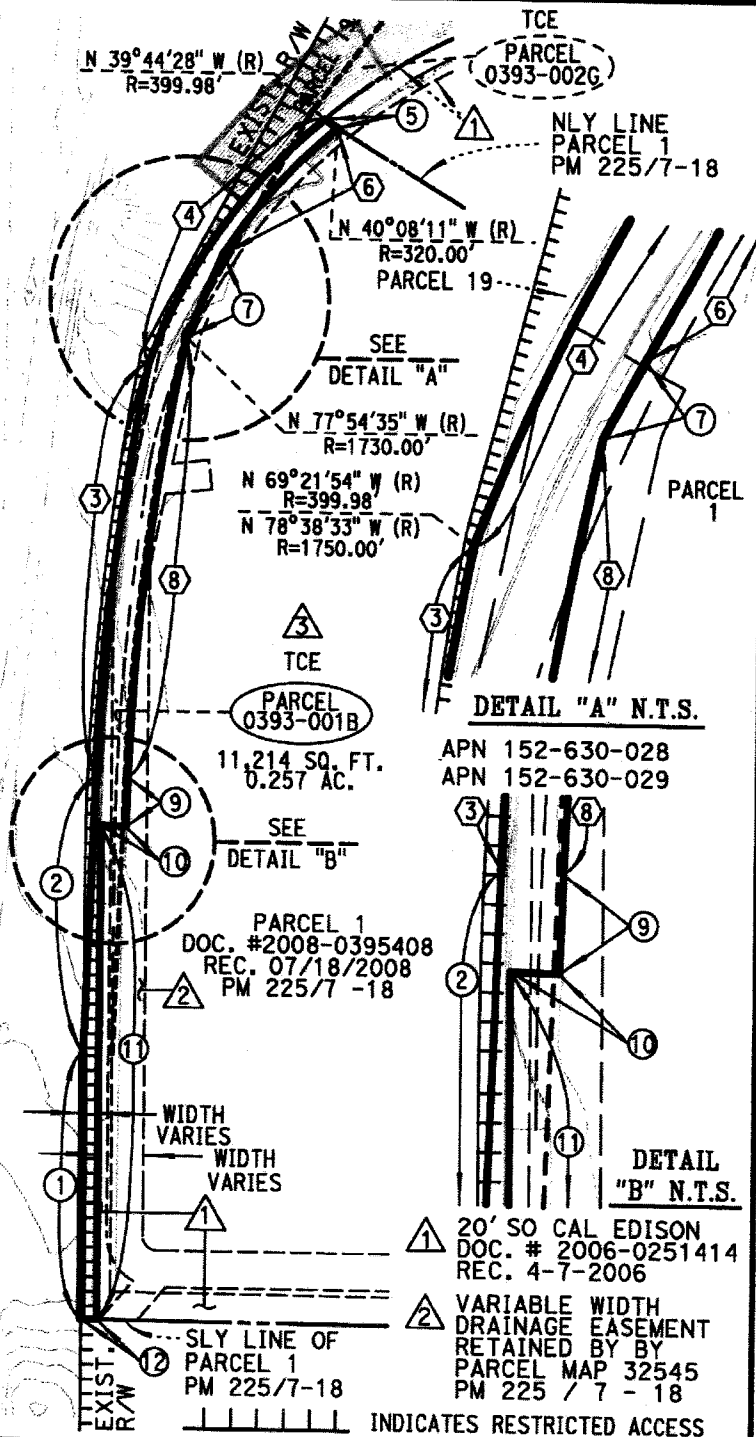
- ③ $\Delta=9^{\circ}14'39''$
R=1750.00'
L=282.34'
T=141.48'
- ④ $\Delta=29^{\circ}37'26''$
R=399.98'
L=206.80'
T=105.77'
- ⑥ $\Delta=20^{\circ}26'06''$
R=320.00'
L=114.13'
T=57.68'
- ⑧ $\Delta=09^{\circ}58'37''$
R=1730.00'
L=301.25'
T=151.00'

LINE DATA

- ① N $00^{\circ}03'20''$ W 180.71'
- ② N $02^{\circ}06'48''$ E 189.48'
- ⑤ S $59^{\circ}01'37''$ E 10.98'
- ⑦ S $29^{\circ}25'43''$ W 64.07'
- ⑨ S $02^{\circ}06'48''$ W 34.92'
- ⑩ N $87^{\circ}53'12''$ W 17.75'
- ⑪ S $00^{\circ}14'47''$ W 335.11'
- ⑫ N $89^{\circ}41'08''$ W 6.34'

NE $\frac{1}{4}$ SEC.30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

CITY OF EASTVALE
CITY OF JURUPA VALLEY
INTERSTATE 15



DETAIL "A" N.T.S.

APN 152-630-028
APN 152-630-029

DETAIL "B" N.T.S.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-001B

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MAY 2017

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

DATE: 5/23/2017





OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Barron Carnoite
c/o Merlone Geier Management LLC
3191 Zinfandel Drive, Suite 23
Rancho Cordova, CA 95670

Re: Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the
Limonite Avenue/Interstate 15 Interchange Project
Parcel Nos. 0393-002A, 0393-002E, 0393-002F, 0393-002G and 0393-002I

Dear Property Owners:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for road purposes; and
- (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **November 14, 2017 at 9:00 a.m.** in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the

amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project which includes the legal description and plat map of the required property (Parcel No. 0393-002A, 0393-002E, 0393-002F, 0393-002G and 0393-002I) is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

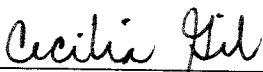
Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors

**Parcel Nos. 0393-002A, 0393-002E,
0393-002F, 0393-002G and 0393-002I**

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002A

BEING A PORTION OF PARCEL 19 AS SHOWN ON PARCEL MAP NUMBER 32545, ON FILE IN BOOK 225, PAGES 7 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY CALIFORNIA AND DESCRIBED BY GRANT DEED RECORDED JANUARY 22, 2014, AS DOCUMENT NUMBER 2014-0025504, OFFICIAL RECORDS OF SAID RECORDER, LYING WITHIN THE EAST HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF A PORTION OF THE JURUPA RANCHO ON SAID PARCEL MAP 32545, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30 AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-8, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205, PAGE 126 IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY;

THENCE SOUTH 89°39'41" EAST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 618.44 FEET;

THENCE LEAVING SAID SECTION LINE AT RIGHT ANGLES, SOUTH 00°20'19" WEST, A DISTANCE OF 146.02 FEET TO THE SOUTHWESTERLY CORNER OF LOT "A", BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE (76.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID PARCEL MAP 32545, AND THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15 (VARIABLE WIDTH) PER FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NUMBER 28620, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 89°39'41" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.98 FEET TO SOUTHEASTERLY CORNER OF SAID LOT "A," BEING A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED RECORDED FEBRUARY 21, 1986, AS INSTRUMENT NUMBER 40213, SAID OFFICIAL RECORDS;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY LINE COMMON TO SAID PARCEL 19 AND SAID INSTRUMENT NUMBER 40213:

(COURSE "A") SOUTH 00°19'55" WEST, A DISTANCE 102.71 FEET TO AN ANGLE POINT THEREIN, BEING THE BEGINNING OF A NON- TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 169.99 FEET AND AN INITIAL RADIAL BEARING OF NORTH 44°09'15" WEST;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002A

(COURSE "B") NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 32°20'38", WITH AN ARC LENGTH OF 95.96 FEET;

(COURSE "C") THENCE LEAVING SAID COMMON BOUNDARY LINE SOUTH 00°20'33" WEST, A DISTANCE OF 114.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET;

(COURSE "D") THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 56°53'02", AN ARC LENGTH OF 347.48 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 32°46'25" WEST;

(COURSE "E") THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 24°01'33", AN ARC LENGTH OF 150.96 FEET;

(COURSE "F") THENCE SOUTH 33°12'02" WEST, A DISTANCE OF 106.61 FEET;

(COURSE "G") THENCE SOUTH 29°25'46" WEST, A DISTANCE OF 180.65 FEET TO THE BEGINNING A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,750.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 77°48'34" WEST;

(COURSE "H") THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°49'59", AN ARC LENGTH OF 25.45 FEET TO A POINT ON THE BOUNDARY LINE COMMON TO SAID PARCEL 19 AND PARCEL 1 OF SAID PARCEL MAP 32545, BEING THE BEGINNING A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 399.98 FEET AND AN INITIAL RADIAL BEARING OF NORTH 69°21'54" WEST;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID BOUNDARY LINE COMMON TO PARCEL 19 AND PARCEL 1 OF PARCEL MAP 32545:

(COURSE "I") SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 08°19'50", AN ARC LENGTH OF 58.16 FEET;

(COURSE "J") SOUTH 12°18'16" WEST, A DISTANCE OF 5.22 FEET TO THE SOUTHERLY-MOST CORNER OF SAID PARCEL 19, BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15 AND THE BEGINNING A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,849.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 81°02'09" WEST;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID BOUNDARY LINE COMMON TO PARCEL 19 AND THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 15:

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002A

(COURSE "K") NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A
CENTRAL ANGLE OF 13°14'44", AN ARC LENGTH OF 427.67 FEET;

(COURSE "L") NORTH 22°12'35" EAST, A DISTANCE OF 531.31 FEET TO THE TRUE
POINT OF BEGINNING;


PARCEL CONTAINS 104,008 SQUARE FEET, OR 2.388 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 1.000056313 TO OBTAIN GROUND DISTANCE.

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

08-RIV-15-PM48.1-48.2-0393-002 (0393-002A)

PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455
5/31/2017
DATED:



NORTH

1/4 COR.

SEC. 30

P.O.C.

08-RIV-15-PM-48.1-48.2-0393-002 (0393-002A)

EXHIBIT "B"

S 89°39'41" E 618.44'

SECTION 19

SECTION 30

CL LIMONITE AVENUE

CURVE DATA

- ① $\Delta=32^{\circ}20'38''$ R=169.99' L=95.96' T=49.30'
- ② $\Delta=56^{\circ}53'02''$ R=350.00' L=347.48' T=189.58'
- ③ $\Delta=24^{\circ}01'33''$ R=360.00' L=150.96' T=76.61'
- ④ $\Delta=13^{\circ}14'44''$ R=1849.95' L=427.67' T=214.79'

PARCEL
0393-002A104,008 SQ.FT.
2.388 AC.

NE 1/4 SEC. 30
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

EASEMENT NOTES
SEE SHEET 2() RECORD DATA PER
PM 32545 PM 225 / 7 - 18INDICATES SUPERSEDED
RESTRICTED ACCESS

RESTRICTED ACCESS

CITY OF EASTVALE
CITY OF JURUPA VALLEY

CL IMP INTERSTATE 15

T.P.O.B.

LOT "A"

COURSE "A"
N 11°48'37" W (R)

RIGHT-OF-WAY
AS PCL 4393-3
PER INST. #40213
REC. 2/21/1986

COURSE "C"

APN 152-630-008
DOC. #2014-0025504
REC. 01/22/2014
AS PCL "A"

COURSE "D"

() RADIAL LINE DATA

- ① N 44°09'15" W
② N 32°46'25" W
③ N 56°47'58" W

LINE DATA

- ① S 00°20'19" W 146.02'
② S 89°39'41" E 38.98'
③ S 00°19'55" W 102.71'
④ S 00°20'33" W 114.36'
⑤ S 33°12'02" W 106.61'
⑥ S 29°25'46" W 180.65'
⑧ N 22°12'35" E 531.31'

DETAIL, NTS
SEE SHEET 2

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MAY, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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:

Timothy F. Rayburn

DATE:

5/31/2017

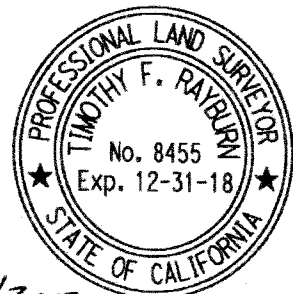


EXHIBIT "B"

08-RIV-15-PM 48.1-48.2-0393-002 (0393-002A)

NORTH

1/4 COR.

P.O.C.

CL

LIMONITE

CURVE DATA

LINE DATA

- | | |
|---|----------------------------------|
| ④ $\Delta=00^{\circ}49'59"$
R=1750.00'
L=25.45'
T=12.72' | ⑥ S $29^{\circ}25'46"$ W 180.65' |
| ⑤ $\Delta=08^{\circ}19'50"$
R=399.98'
L=58.16'
T=29.13' | ⑦ S $12^{\circ}18'16"$ W 5.22' |
| ⑥ $\Delta=13^{\circ}14'44"$
R=1849.95'
L=427.67'
T=214.79' | |

() RADIAL LINE DATA

- ③ N $77^{\circ}48'34"$ W
④ N $81^{\circ}02'09"$ W

EASEMENTS

- ① 30' WIDE EASEMENT IN FAVOR OF SANTA ANA WATERSHED PROJECT AUTHORITY PER INST #367307 AS PARCEL 2 REC 10/9/1997
- ② 20' WIDE EASEMENT IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY PER INST #115 REC. IN BK 801 PG 101, CALC'D AS SHOWN ON PM 225/7-18

- ③ INDICATES A VARIABLE WIDTH EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON PM 225/7-18

- R/W PER
- ④ INST #28620
REC. 02/2/1988
PARCEL 7492-1
- ⑤ INST #28620
REC. 02/2/1988
PARCEL 4394-1 & 4394-01-01

() RECORD DATA PER
PM 32545 PM 225 / 7 - 18

NE 1/4 SEC. 30
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

INDICATES SUPERSEDED
RESTRICTED ACCESS

RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MAY, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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:

Timothy F. Rayburn

DATE: 5/31/2017

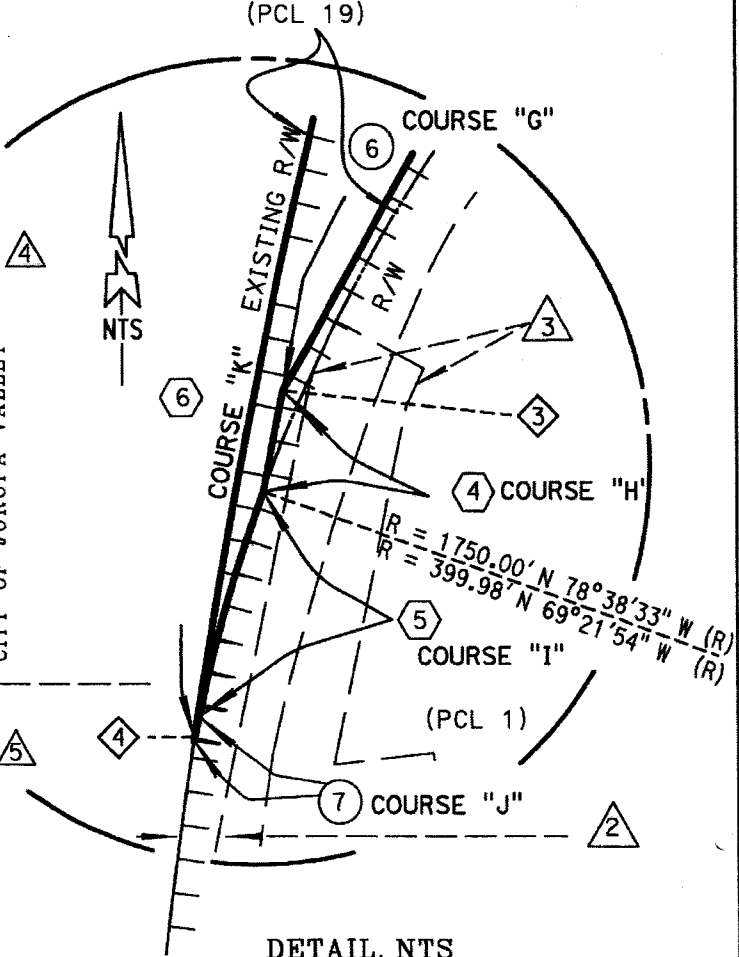


EXHIBIT "A"
LEGAL DESCRIPTION
0393-002E

BEING A PORTION OF PARCEL 19 AS SHOWN ON PARCEL MAP NUMBER 32545, ON FILE IN BOOK 225, PAGES 7 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY CALIFORNIA, LYING WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 AT PAGE 33 OF MAPS, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 AS DESCRIBED BY INSTRUMENT NUMBER 367307, RECORDED OCTOBER 9, 1997, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 RECORDED BY FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NUMBER 28620, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

THENCE SOUTH 22°12'35" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.12 FEET TO A LINE PARALLEL WITH AND DISTANT 243.55 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF LIMONITE AVENUE AS SHOWN ON SAID PARCEL MAP 32545;

THENCE SOUTH 89°39'41" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 189.62 FEET, TO A POINT ON THE EASTERLY LINE OF PARCEL NUMBER 0393-002A, GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY DOCUMENT NUMBER 2017-_____, RECORDED _____, 2017, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°20'33" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 0393-002A, A DISTANCE OF 109.83' FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL GRANTED TO THE STATE OF CALIFORNIA AS A RIGHT OF WAY EASEMENT DESCRIBED BY INSTRUMENT NUMBER 40213, RECORDED FEBRUARY 21, 1986, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER, ALSO BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 169.99 FEET, WITH AN INITIAL RADIAL BEARING OF NORTH 11°48'37" WEST;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002E

(COURSE "A") THENCE EASTERLY ALONG SAID CURVE AND THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, THROUGH A CENTRAL ANGLE OF 12°08'57", WITH AN ARC LENGTH OF 36.04 FEET;

(COURSE "B") THENCE SOUTH 89°39'41" EAST, CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, A DISTANCE OF 14.22 FEET, TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THAT PORTION OF THE EASTERLY LINE OF SAID PARCEL 0393-002A HAVING A BEARING OF SOUTH 00°20'33" WEST;

THENCE SOUTH 00°20'33" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 113.64 FEET TO SAID PARALLEL LINE 243.55 FEET SOUTHERLY OF SAID LIMONITE AVENUE;

THENCE NORTH 89°39'41" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET, TO THE **TRUE POINT OF BEGINNING**,

PARCEL 0393-002E CONTAINS 5,637 SQUARE FEET, OR 0.129 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 1.000056313 TO OBTAIN GROUND DISTANCE.

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

08-RIV-15-PM48.2-0393-002 (0393-002E)

PREPARED UNDER MY SUPERVISION:

Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

3-16-2017
DATED:

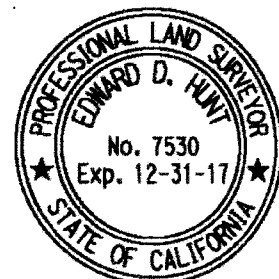


EXHIBIT "B"

08-RIV-15-PM-48.2-0393-002 (0393-002E)

NORTH
1/4 COR.

S 89°39'41" E 620.86'

CL

LIMONITE

AVENUE

LOT "A"

CITY OF EASTVALE
CL IMP INTERSTATE 15
CITY OF JURUPA VALLEY



PARCEL
0393-002A
104,008 SQ.FT.
2.388 AC.

APN 152-630-008
DOC. #2014-0025504
REC. 01/22/2014
AS PCL "A"

PARCEL
0393-002E
5,637 SQ.FT.
0.129 AC.

RIGHT-OF-WAY
AS PCL 4393-3
PER INST. #40213
REC. 2/21/1986

RW PER
INST #28620
REC. 02/2/1988
PARCEL 7492-1

DOC #: 2017

REC: _____

EASEMENT DETAIL,
NTS
SEE SHEET 2

LINE DATA

NE 1/4 SEC. 30
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

① S 00°20'19" W 140.00'

INDICATES SUPERSEDED
RESTRICTED ACCESS

RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002E

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

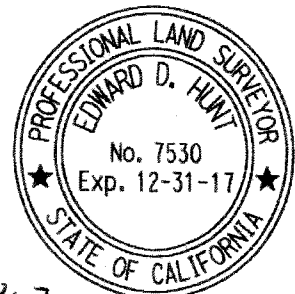
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING
DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

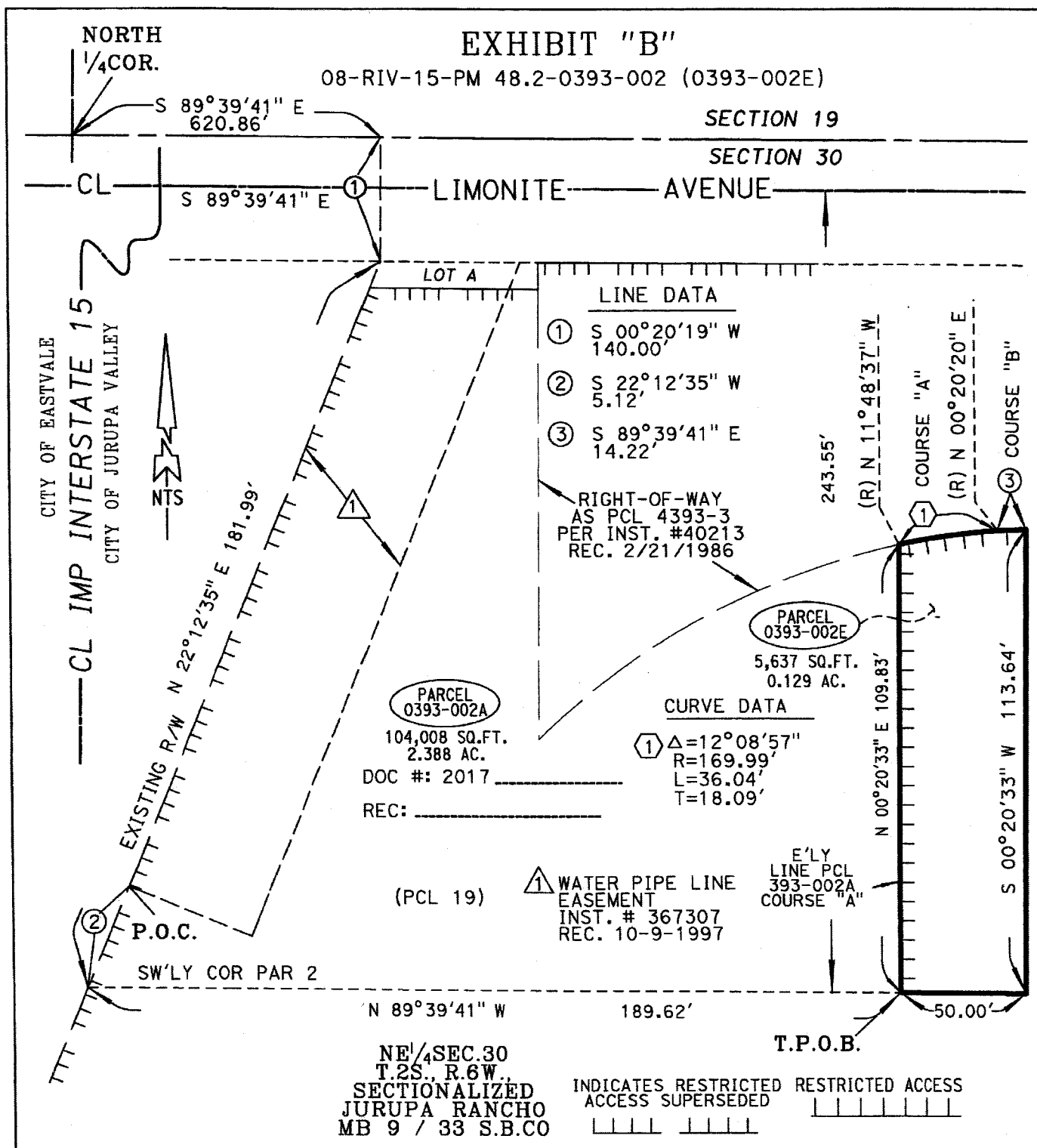
APPROVED BY:

Edward D. Hunt

DATE:

3-16-2017





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002E

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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:

3-16-2017

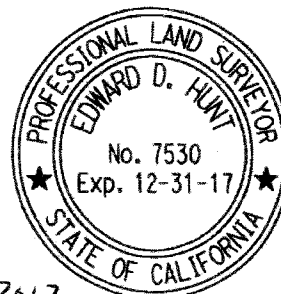


EXHIBIT "A"
LEGAL DESCRIPTION
0393-002F

BEING A PORTION OF THAT CERTAIN PARCEL GRANTED TO THE STATE OF CALIFORNIA AS A RIGHT OF WAY EASEMENT FROM SOUTHERN CALIFORNIA EDISON DESCRIBED BY INSTRUMENT NUMBER 40213, RECORDED FEBRUARY 21, 1986, OFFICIAL RECORDS OF THE RECORDER, RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON PARCEL MAP NUMBER 32545, ON FILE IN BOOK 225, PAGES 7 THROUGH 18, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER, OF SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 OF MAPS AT PAGE 33, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30, AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-8, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205 PAGE 126, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY;

THENCE SOUTH 89°39'41" EAST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 620.86 FEET;

THENCE LEAVING SAID SECTION LINE SOUTH 00°20'19" WEST, AT RIGHT ANGLES, A DISTANCE OF 140.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY CORNER OF LOT "A" AS SHOWN ON SAID PARCEL MAP NUMBER 32545, AND THE NORTHEASTERLY CORNER OF THAT CERTAIN RIGHT-OF-WAY PARCEL OF STATE ROUTE 15 RECORDED BY FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 1, 1988, AS INSTRUMENT NUMBER 28620, SAID RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

THENCE SOUTH 89°39'41" EAST ALONG THE NORTHERLY LINE OF SAID LOT "A" A DISTANCE OF 36.56' FEET TO THE NORTHEASTERLY CORNER OF SAID LOT "A", ALSO BEING THE NORTHWESTERLY CORNER OF SAID INSTRUMENT NUMBER 40213;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002F

THENCE CONTINUING, SOUTH 89°39'41" EAST ALONG THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, A DISTANCE OF 83.38 FEET, TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND LABELED AS PARCEL NUMBER 0393-002A, GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY DOCUMENT NUMBER 2017-

_____, RECORDED _____, 2017, OF SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 00°20'33" WEST ALONG SAID EASTERLY PROLONGATION LINE OF PARCEL 0393-002A, A DISTANCE OF 63.81 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 40213, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 169.99 FEET, HAVING AN INITIAL RADIAL BEARING OF NORTH 11°48'37" WEST, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

(COURSE "A") THENCE CONTINUING EASTERLY ALONG SAID SOUTHERLY LINE OF INSTRUMENT NUMBER 40213 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 12°08'57", WITH AN ARC LENGTH OF 36.04 FEET;

(COURSE "B") THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°39'40" EAST, A DISTANCE OF 26.24 FEET, TO THE **POINT OF TERMINATION**;

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

EXHIBIT "A"
LEGAL DESCRIPTION
0393-002F

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSES "A" AND "B", HEREINABOVE DESCRIBED.

08-RIV-15-PM48.2-0393-010 (0393-002F)

PREPARED UNDER MY SUPERVISION:

Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

3-16-2017
DATED:



08-RIV-15-PM-48.2-0393-010 (0393-002F)

1/4 COR.
/ P.O.C.

S 89°39'41" E 620.86'

CL

-LIMONITE

- AVENUE -

LOT "A" (PM 32545)

RW PER
INST #28620
REC. 02/1/1988
PARCEL 7492-1

PARCEL
0393-002A

104,008 SQ.FT.
2.388 AC.

RIGHT-OF-WAY
AS PCL 4393-3
PER INST. #40213
REC. 2/21/1986

PARCEL
0393-002F

62.28'
LINEAR FEET

DOC #: 2017

REC:

APN 152-630-008
DOC. #2014-0025504
REC. 01/22/2014
AS PCL "A"

EASEMENT DETAIL,
NTS
SEE SHEET 2

PCL 19
PM 32545
225/7-18

LINE DATA

① S 00°20'19" W 140.00'

INDICATES SUPERSEDED
RESTRICTED ACCESS

RESTRICTED ACCESS

NW 1/4 SEC. 30
T. 2 S., R. 6 W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002F

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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:

DATE: 3-16-2017

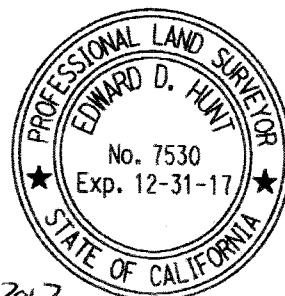
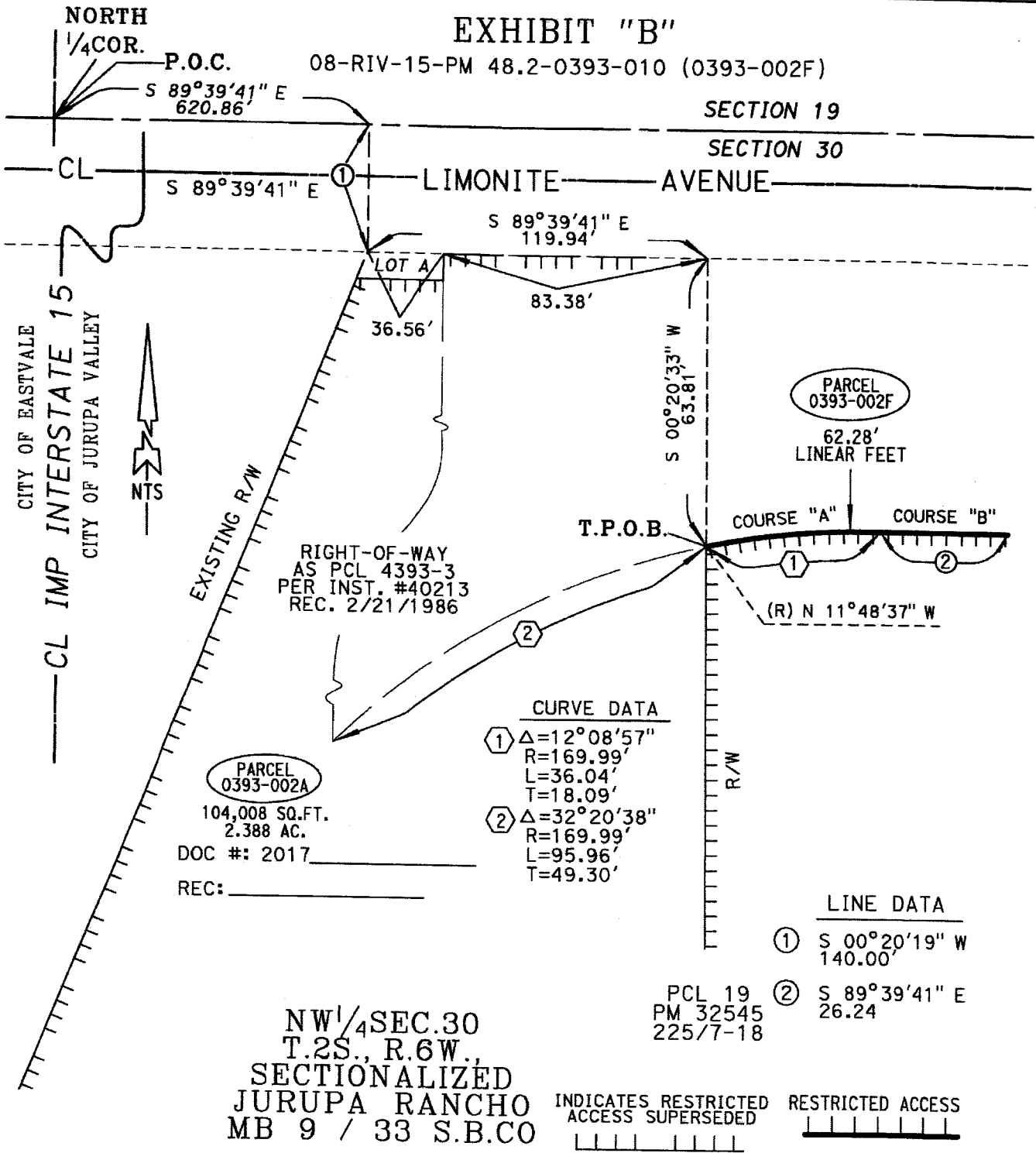


EXHIBIT "B"

08-RIV-15-PM 48.2-0393-010 (0393-002F)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002F

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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:

3-16-2017



EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-002 (0393-002G)



SECTION LINE

SECTION 19

SECTION 30

CITY OF JURUPA VALLEY

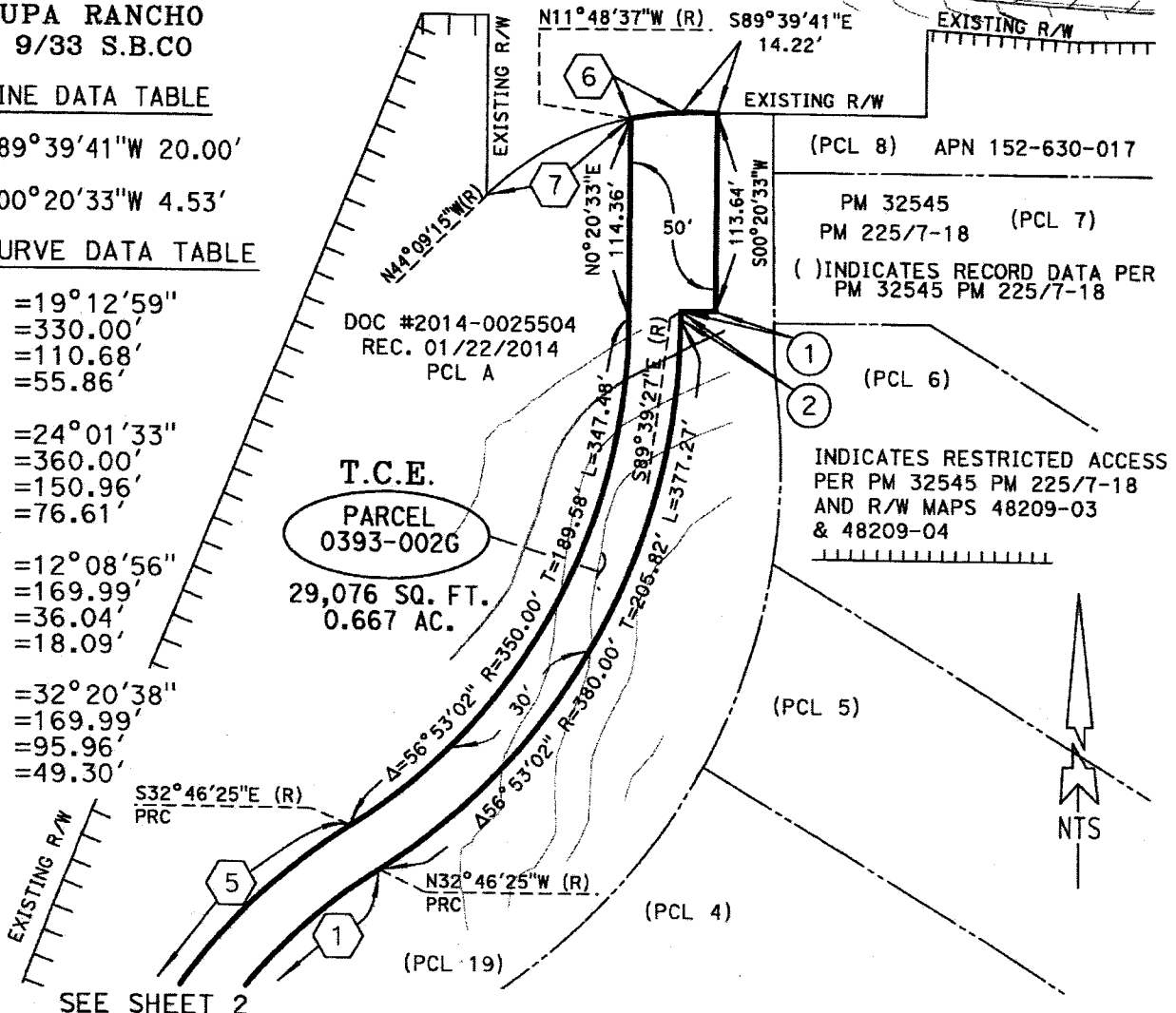
NE 1/4 SEC.30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO

LINE DATA TABLE

- ① N89°39'41"W 20.00'
- ② S00°20'33"W 4.53'

CURVE DATA TABLE

- ① $\Delta = 19^\circ 12' 59''$
R = 330.00'
L = 110.68'
T = 55.86'
- ⑤ $\Delta = 24^\circ 01' 33''$
R = 360.00'
L = 150.96'
T = 76.61'
- ⑥ $\Delta = 12^\circ 08' 56''$
R = 169.99'
L = 36.04'
T = 18.09'
- ⑦ $\Delta = 32^\circ 20' 38''$
R = 169.99'
L = 95.96'
T = 49.30'



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-002G

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MAY, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)

APPROVED BY:

Timothy F. Rayburn

DATE: 5/31/2017



08-RIV-15-PM 48.3-48.5
0393-002 (0393-002G)

SEE SHEET 1

DOC #2014-0025504
REC. 01/22/2014
PCL A

PM 32545
PM 225/7-18

CURVE DATA TABLE

① $\Delta = 19^{\circ}12'59''$
 $R = 330.00'$
 $L = 110.68'$
 $T = 55.86'$

② $\Delta = 14^{\circ} 01' 37''$
 $R = 320.00'$
 $L = 78.34'$
 $T = 39.37'$

3 $\Delta = 29^{\circ} 37' 26''$
 $R = 399.98'$
 $L = 206.80'$
 $T = 105.77'$

4 $\Delta = 00^{\circ} 49' 59''$
 $R = 1750.00'$
 $L = 25.45'$
 $T = 12.72'$

5 $\Delta = 24^{\circ} 01' 33''$
 $R = 360.00'$
 $L = 150.96'$
 $T = 76.61'$

LINE DATA TABLE

③ S 00°04'28" W 73.90'

④ N 59°01'37" W 10.98'

RADIAL BEARINGS (R)

A = N 51°59'24" W
B = N 39°44'28" W

() INDICATES RECORD DATA
PER PM 32545 PM 225/7-18

INDICATES RESTRICTED
ACCESS PER R/W MAPS
48209-03 & 48209-04

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PCL No.: 0393-002G

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MAY, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)

APPROVED BY:

DATE: 5/31/2017

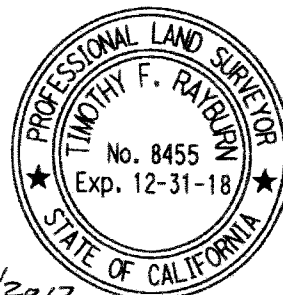


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-002 (0393-002I)

SECTION LINE

SECTION 19

SECTION 30

CITY OF JURUPA VALLEY

Q

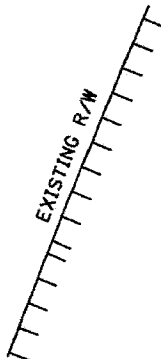
N89°39'41"W

LIMONITE AVE

NE 1/4 SEC.30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO

LINE DATA TABLE

- ① S86°16'26"E 87.79'
- ② N89°36'58"E 251.06'
- ③ S86°58'05"E 29.07'
- ④ S52°24'10"W 47.83'
- ⑤ S00°01'21"W 36.10'
- ⑥ N00°07'51"E 38.42'
- ⑦ S89°36'58"W 242.34'
- ⑧ N86°16'26"W 87.60'
- ⑨ N00°35'49"E 10.02'



() INDICATES RECORD DATA
PER PM 32545 PM 225/7-18

INDICATES RESTRICTED ACCESS
PER PM 32545 PM 225/7-18
AND R/W MAPS 48209-03
& 48209-04

CURVE DATA TABLE

- ① $\Delta = 12^{\circ}00'47''$
R = 45.00'
L = 9.44'
T = 4.74'
- ② $\Delta = 08^{\circ}54'43''$
R = 45.00'
L = 7.00'
T = 3.51'
- ③ $\Delta = 90^{\circ}30'53''$
R = 20.00'
L = 31.60'
T = 20.18'

APN 152-630-008

PM 32545

PM 225/7-18 (PCL 19)

EXISTING R/W

(PCL 8) APN 152-630-017

(PCL 7) T.C.E.

PARCEL
0393-002I

7,131 SQ. FT.
0.164 AC.

(PCL 6)

(PCL 5)

(PCL 4)

SEE SHEET 2

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-002I

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MAY, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)

APPROVED BY: *Timothy F. Rayburn*

DATE: 5/25/2017

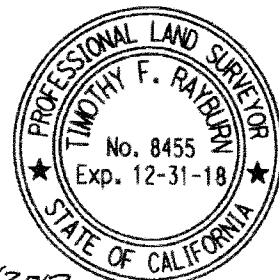
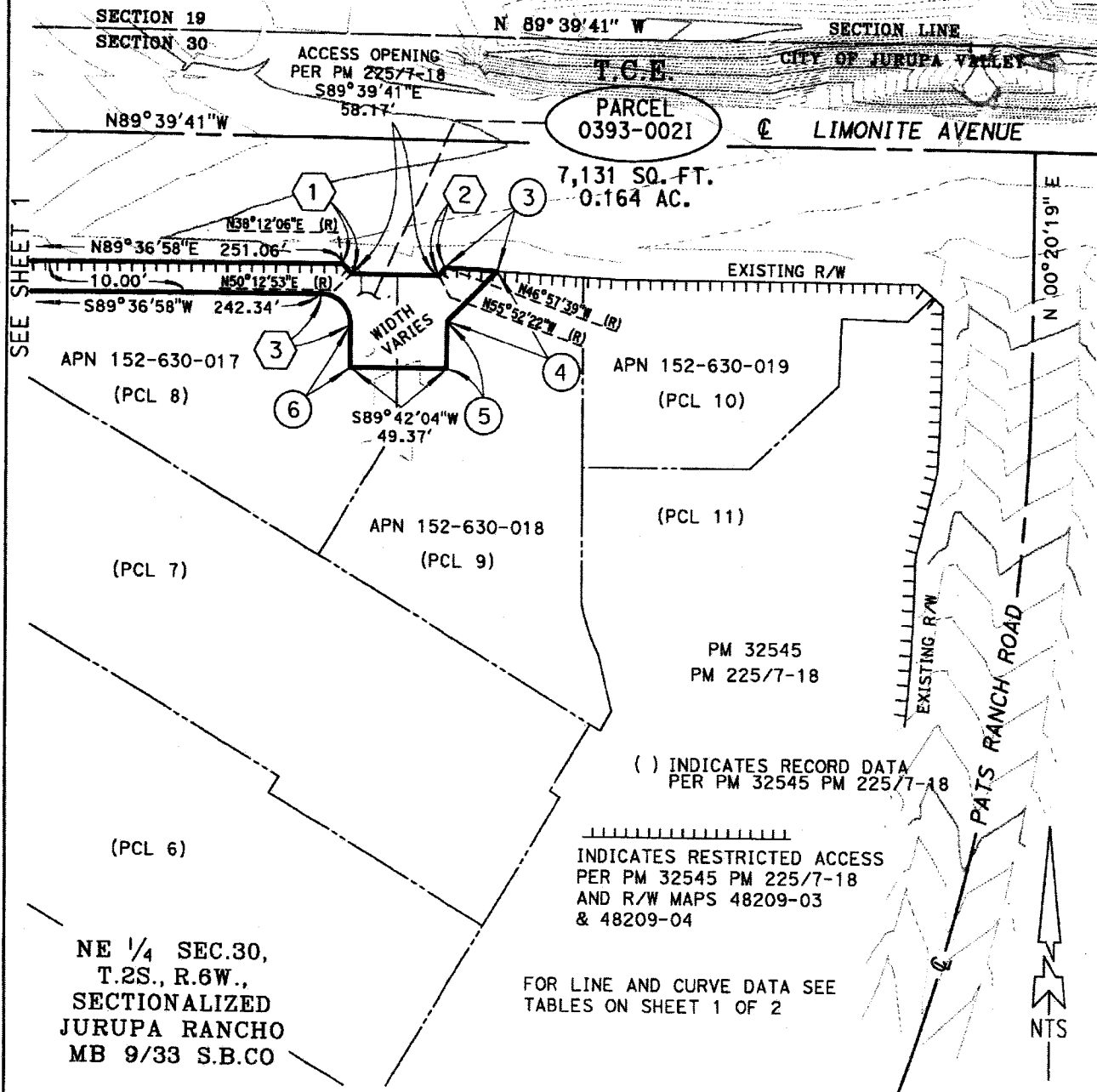


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-002 (0393-002I)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-002I

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MAY, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVENUE (I-15 INTERCHANGE)

APPROVED BY:

Timothy F. Rayburn

DATE: 5/25/2017





OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Sky Country Investment Company/East, LLC
PO Box 1295
Corona, CA 92878

Re: Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the
Limonite Avenue/Interstate 15 Interchange Project
Parcel Nos. 0393-003A, 0393-003B, 0393-003C, and 0393-003D

Dear Property Owners:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for road purposes; and
- (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **November 14, 2017 at 9:00 a.m.** in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the

amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project which includes the legal description and plat map of the required property (Parcel No. 0393-003A, 0393-003B, 0393-003C, and 0393-003D) is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
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RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Rick Bondar
McCune & Associates, Inc.
PO Box 1295
Corona, CA 92878-1295

Re: Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the
Limonite Avenue/Interstate 15 Interchange Project
Parcel Nos. 0393-003A, 0393-003B, 0393-003C, and 0393-003D

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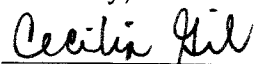
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Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors



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CLERK OF THE BOARD OF SUPERVISORS
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P.O. BOX 1147, 4080 LEMON STREET
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PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Neila R. Bernstein
David Cosgrove
Rutan & Rucker, LLP
611 Anton Boulevard, 14th Floor
Costa Mesa, CA 92626

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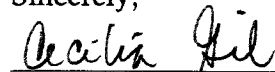
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Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors

**Parcel Nos. 0393-003A, 0393-003B,
0393-003C, and 0393-003D**

EXHIBIT "A"
LEGAL DESCRIPTION
0393-003A

BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 PAGE 33, OF MAPS, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, ALSO BEING A PORTION OF GRANT DEED RECORDED FEBRUARY 20, 1996, AS INSTRUMENT NUMBER 058569, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID FRACTIONAL SECTION 19, AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-9, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205 PAGE 127, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, SAID POSITION IS ALSO DESCRIBED BY GRANT DEED CONVEYED TO THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 19, 1986, AS INSTRUMENT NUMBER 230116, OF SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 89°39'40" EAST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 548.05 FEET;

THENCE LEAVING SAID SECTION LINE NORTH 00°20'20" EAST, AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 211.21 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING AN ANGLE POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 AS DESCRIBED BY SAID INSTRUMENT NUMBER 230116, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2699.93 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 65°17'45" WEST;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15, AND SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 07°00'04", AN ARC LENGTH OF 329.91 FEET;

(COURSE "A") THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 72°17'49" EAST A DISTANCE OF 17.06 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-003A

(COURSE "B") THENCE SOUTH 32°32'13" EAST, A DISTANCE OF 236.90 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

(COURSE "C") THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'37", AN ARC LENGTH OF 27.30 FEET;

(COURSE "D") THENCE SOUTH 16°53'38" EAST, A DISTANCE OF 65.71 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INSTRUMENT NUMBER 230116, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 219.99 FEET, AND AN INITIAL RADIAL BEARING OF S 65°17'45" W;

THENCE SOUTH 65°17'45" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.43 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 16,471 SQUARE FEET, OR 0.378 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 1.000056313 TO OBTAIN GROUND DISTANCE.

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

08-RIV-15-PM48.3-48.5-0393-003 (0393-003A)

PREPARED UNDER MY SUPERVISION:

Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

2-11-2016
DATED:



2-16

EXHIBIT "A"
LEGAL DESCRIPTION
0393-003B

BEING A PORTION OF PARCEL 4 OF THAT CERTAIN NOTICE OF LOT LINE ADJUSTEMENT NUMBER 15-004, RECORDED AS DOCUMENT NUMBER 2016-0154093, APRIL 19, 2016, AND PERFECTED BY DOCUMENT NUMBER 2016-0158586, RECORDED APRIL 21, 2016, ALSO BEING A PORTION OF GRANT DEED RECORDED FEBRUARY 20, 1996, AS INSTRUMENT NUMBER 058569, ALL OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 PAGE 33, OF MAPS, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SECTION CORNER OF SAID FRACTIONAL SECTION 19, AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-11, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205 PAGE 129, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY;

THENCE SOUTH 89°38'44" EAST ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION, A DISTANCE OF 269.68 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 AS DESCRIBED BY INSTRUMENT NUMBER 230116, RECORDED SEPTEMBER 19, 1986, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 4, SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°06'21" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 312.95 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4;

THENCE SOUTH 89°24'17" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 4, A DISTANCE OF 12.28 FEET;

(COURSE "A") THENCE SOUTH 00°39'40" WEST A DISTANCE OF 770.48 FEET;

(COURSE "B") THENCE SOUTH 00°56'08" EAST, A DISTANCE OF 179.44 FEET;

(COURSE "C") THENCE SOUTH 00°39'40" WEST A DISTANCE OF 331.44 FEET;

(COURSE "D") THENCE SOUTH 00°36'43" EAST A DISTANCE OF 554.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 AS DESCRIBED BY SAID INSTRUMENT NUMBER 230116, ALSO BEING THE BEGINNING OF A NON-TANGENT

EXHIBIT "A"
LEGAL DESCRIPTION
0393-003B

CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2699.91 FEET, HAVING AN INITIAL RADIAL BEARING OF SOUTH 85°15'59" WEST;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°07'37", AN ARC LENGTH OF 194.47 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 00°36'24" WEST, A DISTANCE OF 1038.34 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 01°06'21" EAST, A DISTANCE OF 290.16 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 20,750 SQUARE FEET, OR 0.476 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 1.000056313 TO OBTAIN GROUND DISTANCE.

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

08-RIV-15-PM48.3-48.5-0393-003 (0393-003B)

PREPARED UNDER MY SUPERVISION:


EDWARD D. HUNT P.L.S. 7530

DATED: 8-24-2016

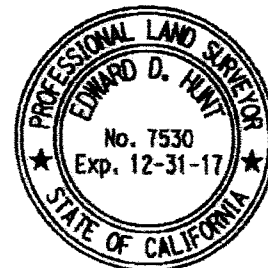


EXHIBIT "B"

08-RIV-15-PM 48.5-48.7 0393-003 (0393-003B)

SE 1/4 SEC. 19
T. 25 S. R. 6 W.
SECTION 19
JURUPA RANCHO
MB 9 / 33 S.B.CO

P.O.C.
CNTR.
SEC. 19

CURVE DATA

① $\Delta = 04^{\circ}07'37''$
 $R = 2699.91'$
 $L = 194.47'$
 $T = 97.28'$

LINE DATA

- ① S $89^{\circ}38'44''$ E - 269.68'
- ② N $01^{\circ}06'21''$ E - 312.95'
- ③ S $89^{\circ}24'17''$ E - 12.28'
- ④ S $00^{\circ}56'08''$ E - 179.44'
- ⑤ S $00^{\circ}39'40''$ W - 331.44'
- ⑥ S $00^{\circ}36'43''$ E - 554.15'
- ⑦ N $01^{\circ}06'21''$ E - 290.16'

INDICATES
RESTRICTED
ACCESS

INDICATES
RELINQUISHED
RESTRICTED
ACCESS

NTS

N-S CENTER SECTION LINE

CITY OF EASTVALE
CL IMP INTERSTATE 15
CITY OF JURUPA VALLEY

WIDTH
VARIES
R/W
PER INST
86-230116
REC. 9/19/86

1/4 COR.

SECTION 19

SECTION 30

CL --- LIMONITE AVENUE ---

20' WIDE
PERM UTILITY
EASEMENT
PER INST. 230118
REC. 9-19-1986

PARCEL 4 PER LLA
#15-004 DOC
#2016-0154093
04/19/2016
PERFECTED PER
DOC #2016-0158586
REC. 04/21/2016

COURSE "B"

PARCEL 2

R/W GRANT DEED
INST. No. 058569
REC. 02/20/1996

COURSE "C"

PARCEL
0393-003B

20,750 SQ FT
0.476 AC

COURSE "D"

S $85^{\circ}15'59''$ W (R)

EXISTING R/W

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-003B

WO No.: A3-0393

SCALE: NTS

PREPARED BY: BCIII

DATE: AUGUST, 2016

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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: 8-24-2016

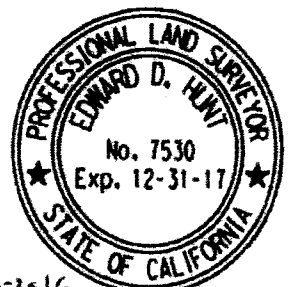


EXHIBIT "A"
LEGAL DESCRIPTION
0393-003C

BEING A PORTION OF INSTRUMENT NUMBER 207877 RECORDED JUNE 5, 1996, OFFICIAL RECORDS OF RECORDER, RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST ONE HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 OF MAPS AT PAGE 33, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 207877, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF A 40.00 FOOT EASEMENT FOR RIGHT-OF-WAY PURPOSES TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY DEED ON FILE IN BOOK 237 AT PAGES 40 AND 41, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

(COURSE "A") THENCE NORTH 89°39'40" WEST ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 207877, A DISTANCE OF 109.83 FEET, TO THE POINT OF TERMINATION;

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

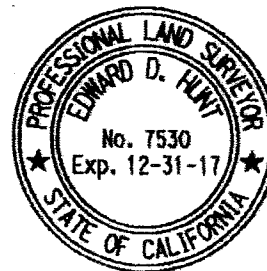
THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS (COURSE "A"), HEREINABOVE DESCRIBED.

08-RIV-15-PM48.2-0393-003 (0393-003C)

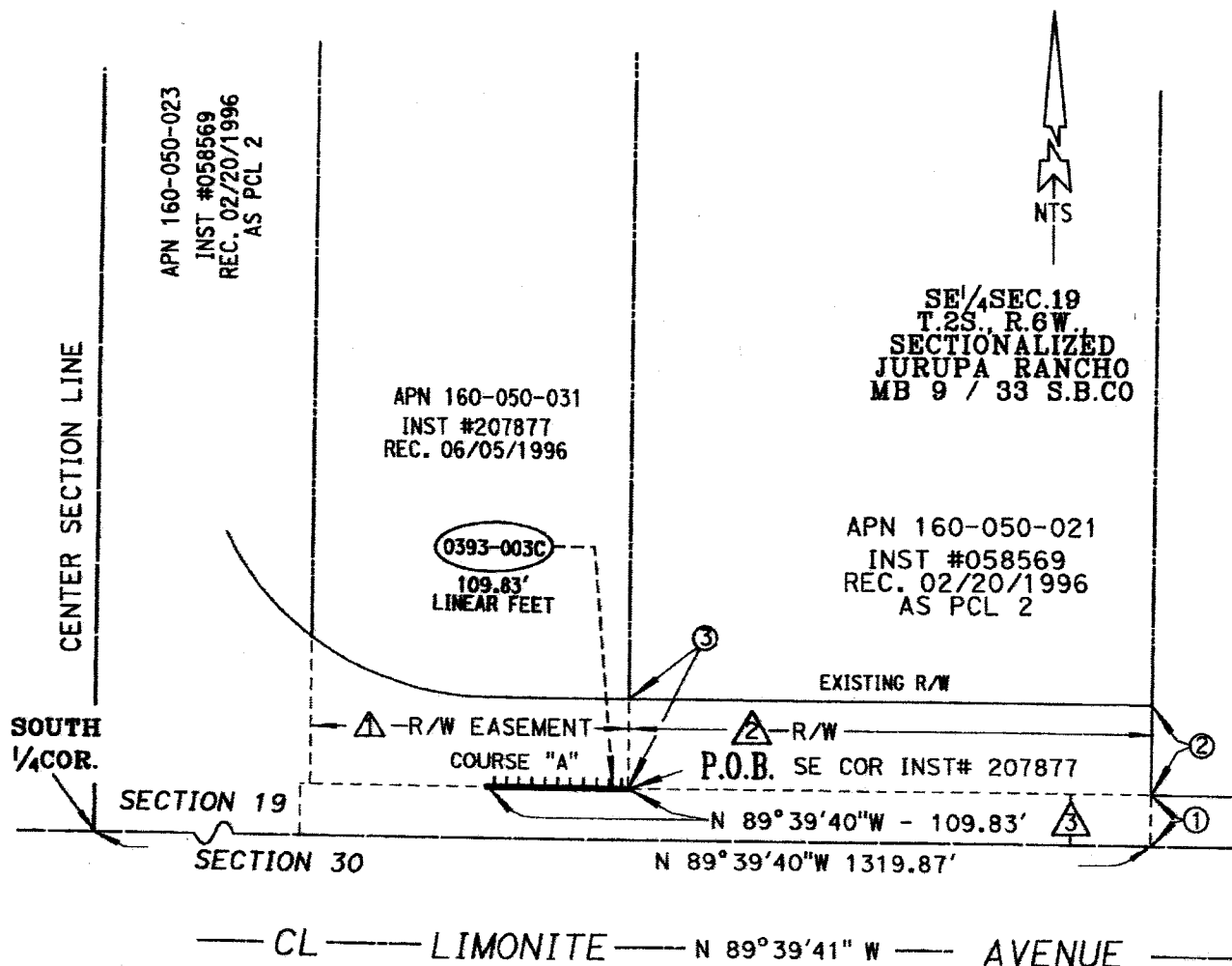
PREPARED UNDER MY SUPERVISION:


EDWARD D. HUNT P.L.S. 7530

1-4-17
DATED:



08-RIV-MP48.2-0393-003 (0393-003C)




- ① RIGHT-OF-WAY AS PCL 1 PER INST. #65887 REC. 05/13/1976
 ② RIGHT-OF-WAY PER INST. #230117 REC. 09/19/1986
 ③ RIGHT-OF-WAY PER OR 237/40-41 REC. 06/25/1935

LINE DATA

- ① N 00°35'51" E - 40.00'
② N 00°35'51" E - 69.92'
③ S 00°35'53" W - 69.92'

INDICATES
RESTRICTED
ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-003C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	
SCALE: NTS	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
PREPARED BY: H. FINN	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
DATE: JANUARY, 2017	APPROVED BY:  DATE: 1-4-
SHEET 1 OF 1	

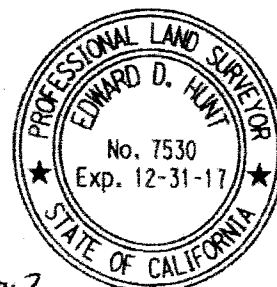
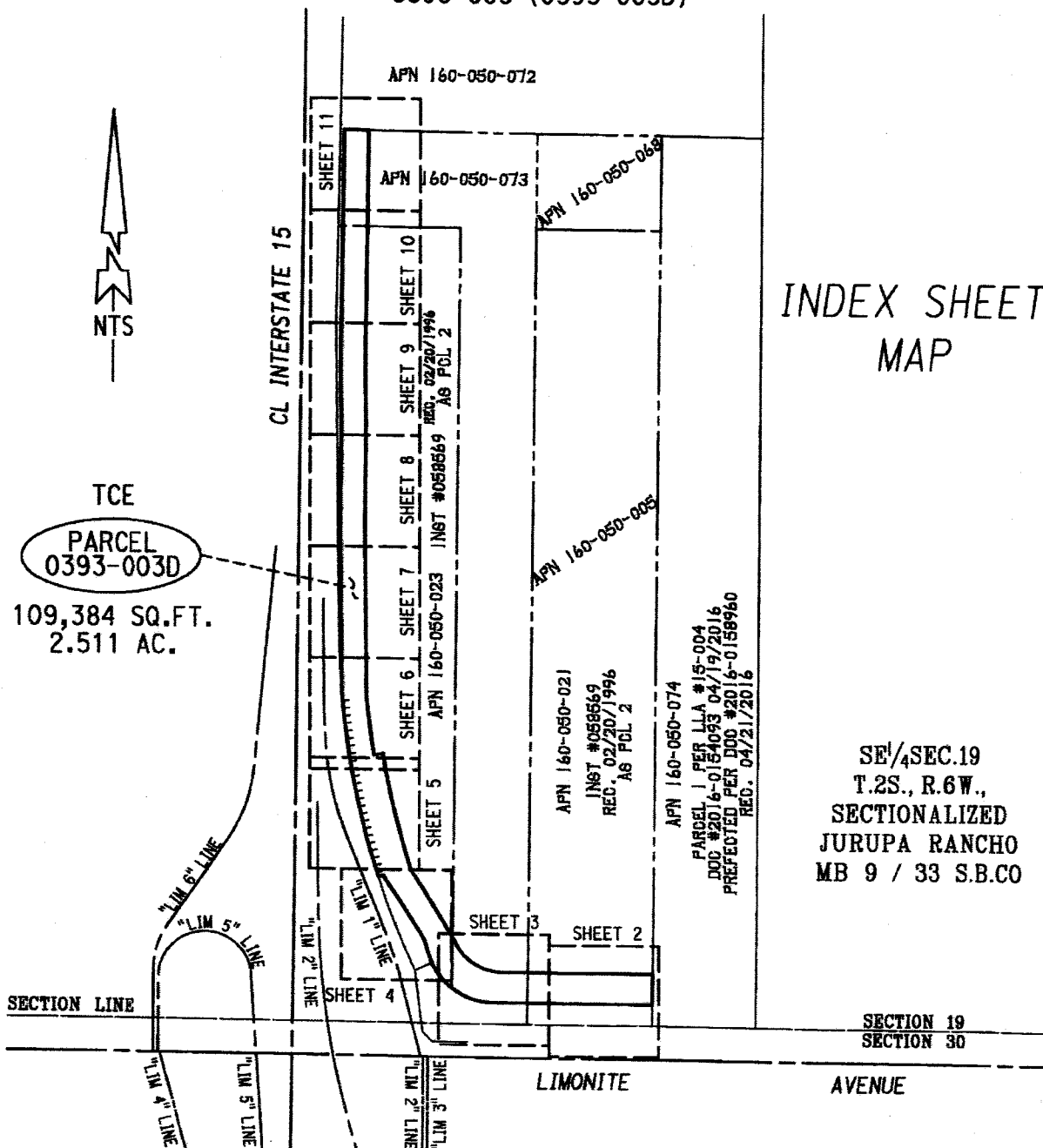


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)



INDEX SHEET
MAP

SE¹/₄SEC.19
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 1 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

Edward D. Hunt

DATE:

4-20-2017

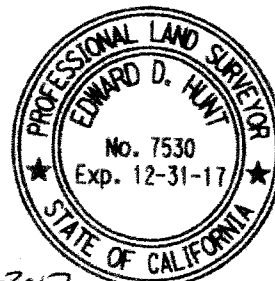


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

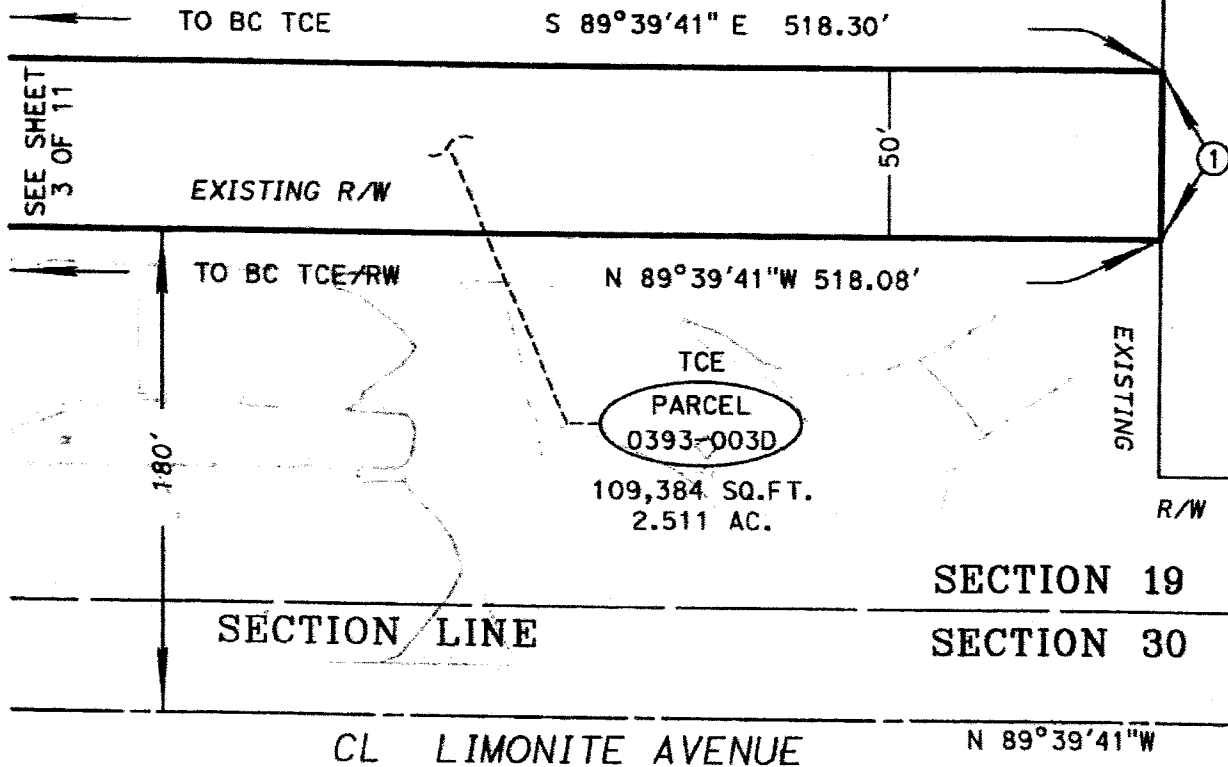
SE¹/₄ SEC. 19
T. 2S., R. 6W.
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

INST *058569
REC. 02/20/1996
AS PCL 2
APN 160-050-021



LINE DATA

① S 00°35'51" E 50.00'



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: A3-0393

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 2 OF 11

APPROVED BY:

[Signature] DATE: 4-20-2017



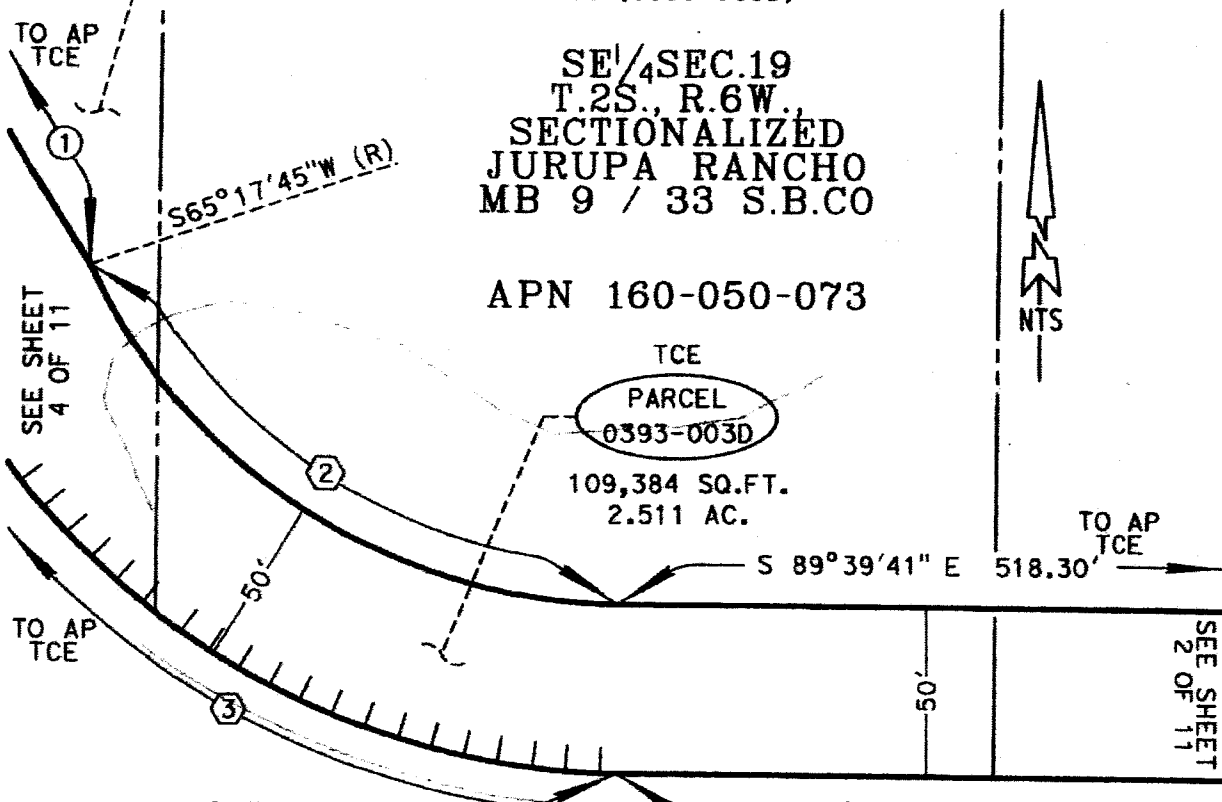
APN 160-050-023

EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-0030)

SE¹/₄ SEC. 19
T. 2S., R. 6W.
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

APN 160-050-073



LINE DATA

① S 30°51'48" E 258.42'

(R) RADIAL LINE

CURVE DATA

② R=169.99' Δ=64°57'27" L=192.73' T=108.21'

③ R=219.99' Δ=64°57'27" L=249.41' T=140.37'

RESTRICTED ACCESS

SECTION LINE

SECTION 19

SECTION 30

CL LIMONITE AVENUE

N 89°39'41"W

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: A3-0393

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 3 OF 11

APPROVED BY:

Edward D. Hunt

DATE:

4-20-17

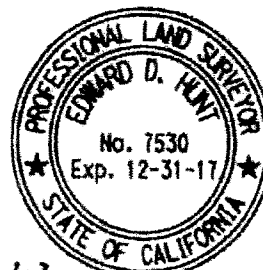
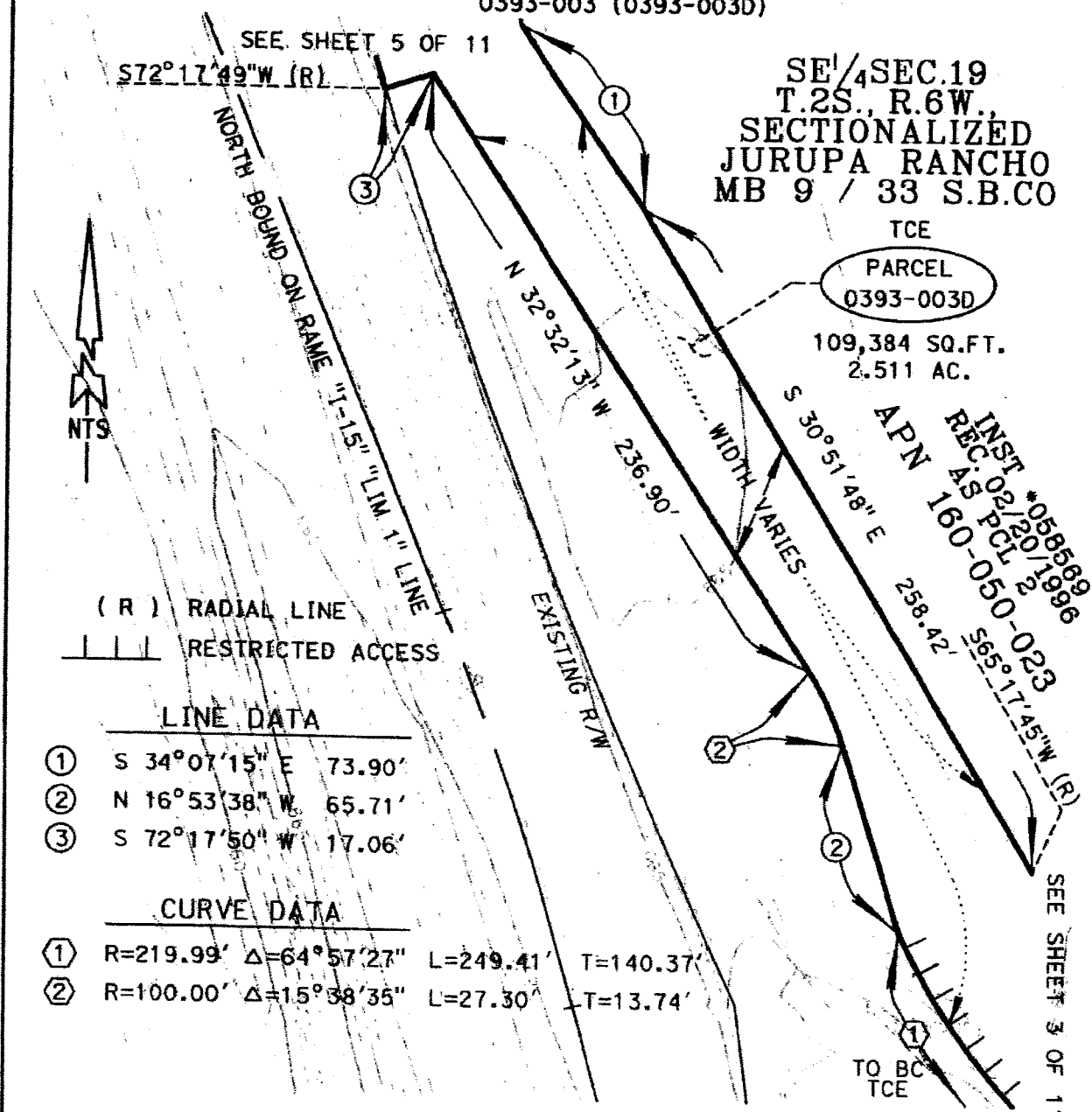


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)



(R) RADIAL LINE
RESTRICTED ACCESS

LINE DATA

- ① S 34°07'15" E 73.90'
- ② N 16°53'38" W 65.71'
- ③ S 72°17'50" W 17.06'

CURVE DATA

- ① R=219.99' Δ=64°57'27" L=249.41' T=140.37'
- ② R=100.00' Δ=15°38'35" L=27.30' T=13.74'

TO BC
TCE

SEE SHEET 3 OF 11

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	
PREPARED BY: J.A.L.	
DATE: APRIL, 2017	APPROVED BY: <i>Edward D. Hunt</i>
SHEET 4 OF 11	DATE: 4-20-2017

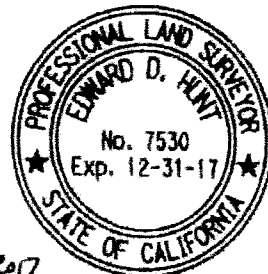


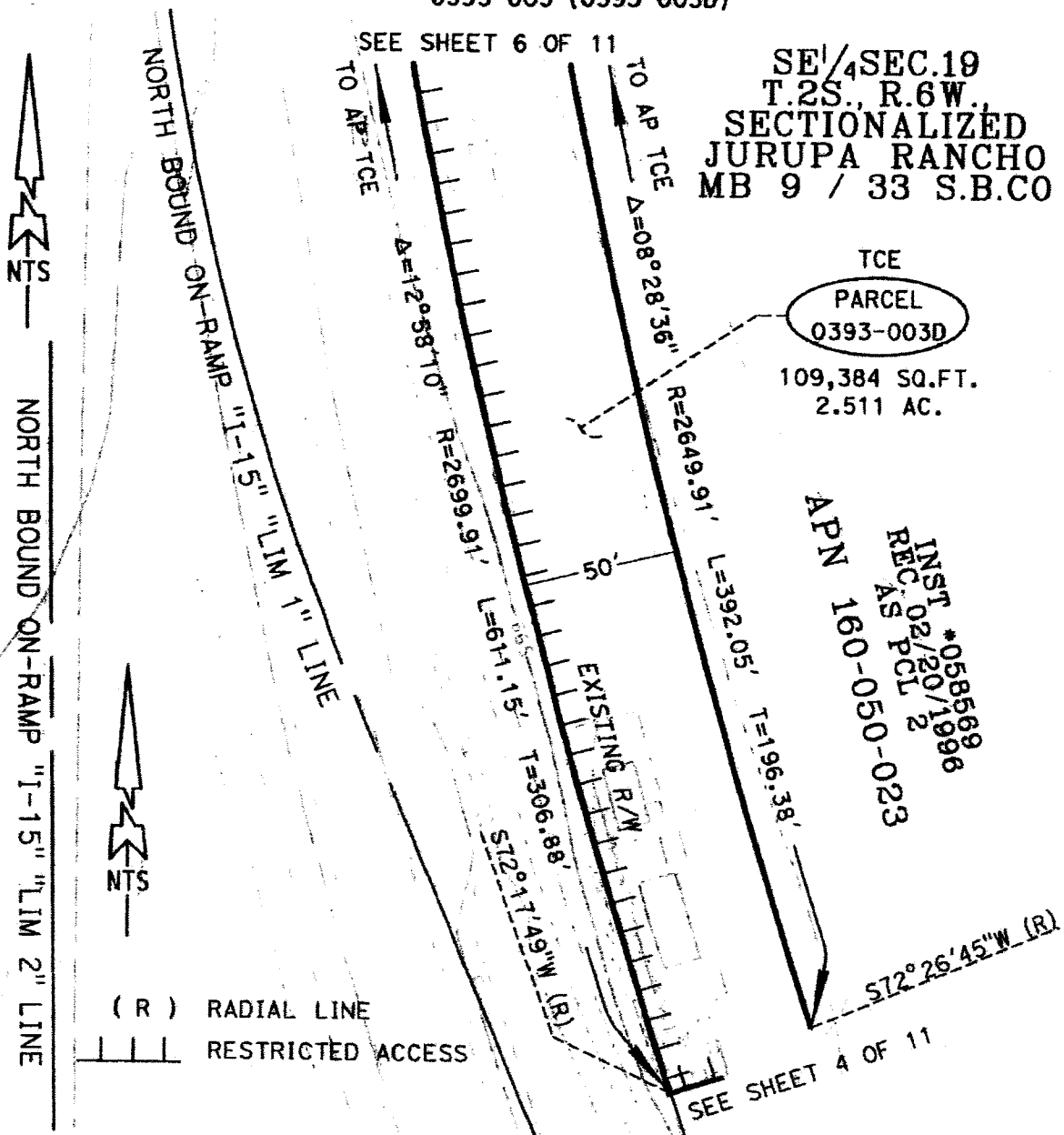
EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

SE 1/4 SEC. 19
T. 2S., R. 6W.
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

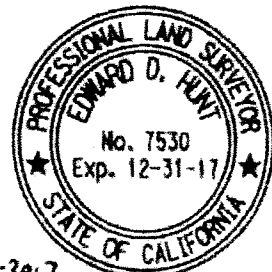
TCE
PARCEL
0393-003D
109,384 SQ.FT.
2.511 AC.

INST *058568
REC 02/20/1998
AS PCL 2
APN 160-050-023



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	
PREPARED BY: J.A.L.	
DATE: APRIL, 2017	
SHEET 5 OF 11	APPROVED BY: <i>Edward D. Hunt</i> DATE: 4-20-2017



08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

SEE SHEET 7 OF 11

① S 00°36'43" E 553.21'
② N 80°55'22" E 30.00'
③ N 00°36'43" W 554.15'

① $R=2679.91'$ $\Delta=04^{\circ}19'42''$ $L=202.45'$ $T=101.27'$
② $R=2649.91'$ $\Delta=08^{\circ}28'36''$ $L=392.05'$ $T=196.38'$

 RESTRICTED ACCESS

PARCEL

Q393-003D

109,384 SQ.FT.

2.511 AC.

INST *058569
REC. 02/20/1996
AS PCL 2

APN 160-050-023

SE 1/4 SEC. 19
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO
CITY OF
JURUPA VALLEY

NTS

NORTH BOUND ON-RAMP "I-15" "LIM 1" LINE

SEE SHEET 5 OF 11

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

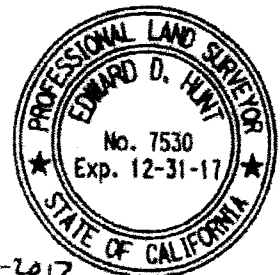
SHEET 6 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

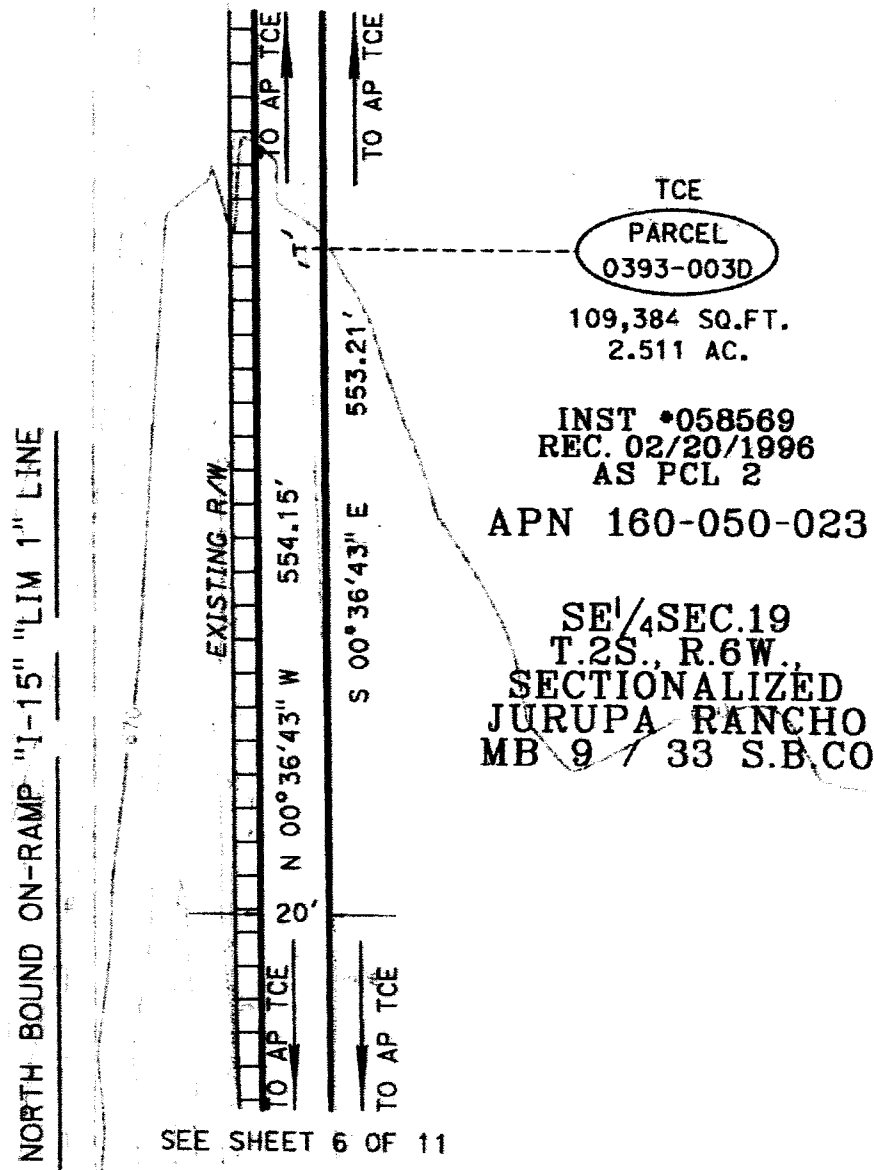
PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

DATE: 4-20-2017



08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)



DATE: 4-24-2007

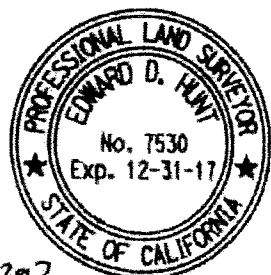
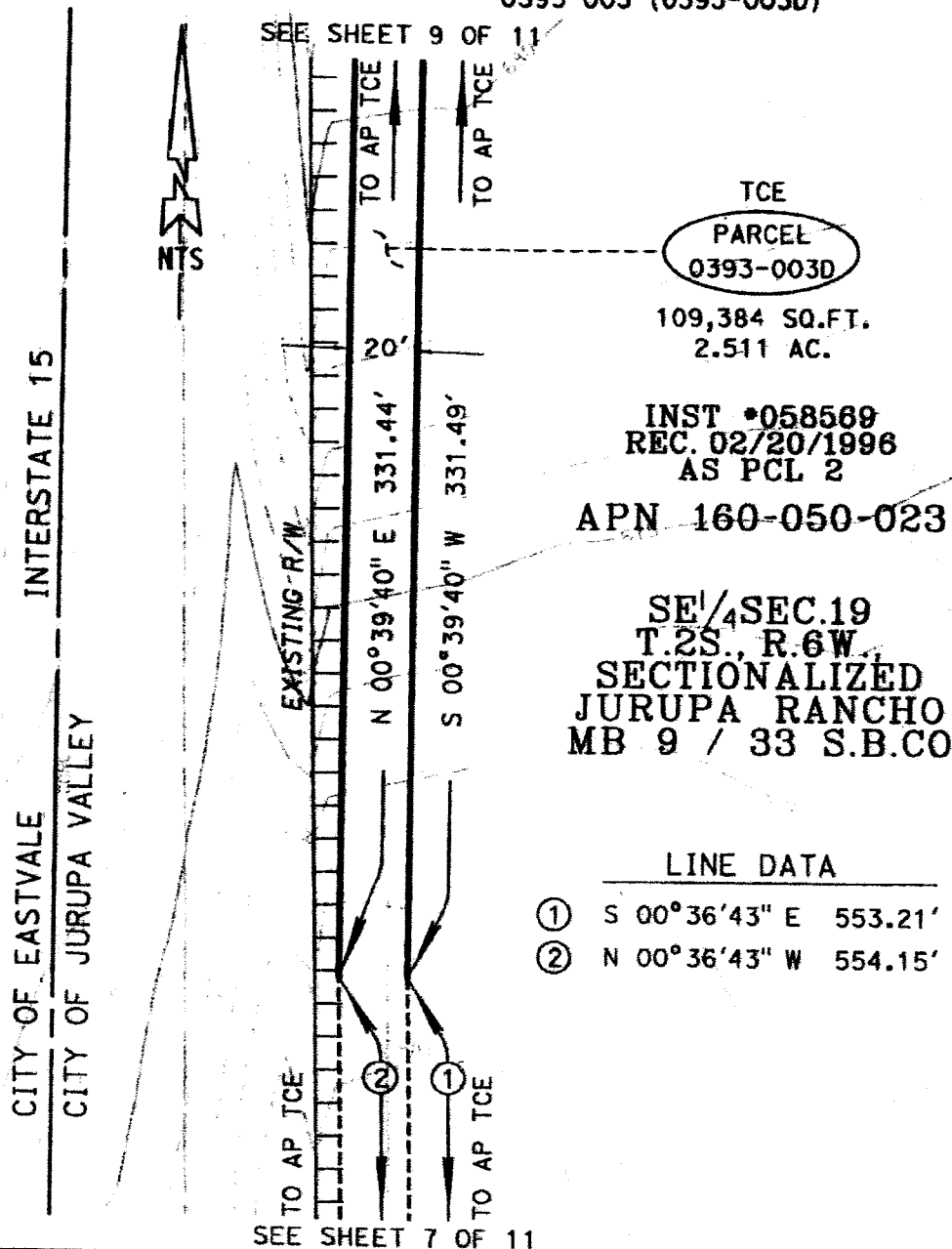


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)



INST *058569
REC. 02/20/1996
AS PCL 2
APN 160-050-023

SE 1/4 SEC. 19
T. 2S., R. 6W.
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

LINE DATA

- ① S 00°36'43" E 553.21'
- ② N 00°36'43" W 554.15'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	
PREPARED BY: J.A.L.	
DATE: APRIL, 2017	
SHEET 8 OF 11	APPROVED BY: <i>Edward D. Hunt</i> DATE: 4-26-2017

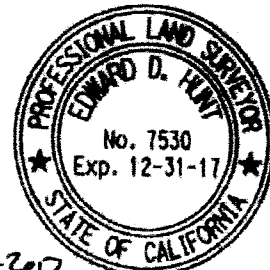


EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-0030)

SEE SHEET 10 OF 11

INTERSTATE 15

CITY OF EASTVALE

CITY OF JURUPA VALLEY

TO AP TCE
N 00° 39' 40" E 770.48'
TO PROP. LINE
PARCEL 4

LINE DATA

- ① S 00° 39' 40" W 331.49'
- ② N 00° 39' 40" E 331.44'

TCE

PARCEL

0393-0030

109,384 SQ.FT.
2.511 AC.

INST *058569
REC. 02/20/1996
AS PCL 2

APN 160-050-023

SE 1/4 SEC. 19
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

SEE SHEET 8 OF 11

TO AP TCE TO AP TCE

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: A3-0393

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

SCALE: NTS

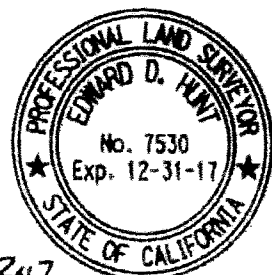
PREPARED BY: J.A.L.

DATE: APRIL, 2017

APPROVED BY:

DATE: 4-20-2017

SHEET 9 OF 11



08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)

APN 160-050-073

PARCEL 4 PER LLA #15-004 DOC

#2016-0154093 REC. 04/19/2016

PREFECTED PER DOC #2016-0158586

REC. 04/21/2016

SLY LINE OF PARCEL 4

S 00°39'40" W
312.80'

INTERSTATE 15

EXISTING R/W

770.48'

457.43'

20.004

TCE

PARCEL

0393-003D

APN 160-050-023

INST #058569

REC. 02/20/1996

AS PCL 2

109,384 SQ. FT.

2.511 AC.

N 00° 39' 40" E

S 00° 39' 40" W

CITY OF EASTVALE

CITY OF JURUPA VALLEY

TO AP TCE

TO AP TCE

INDICATES RESTRICTED
ACCESS

NTS

SE 1/4 SEC. 19
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9/33 S.B.CO

SEE SHEET 9 OF 11

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D

MO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.M.

DATE: APRIL, 2017

SHEET 10 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY: _____

DATE: 4-20-2017

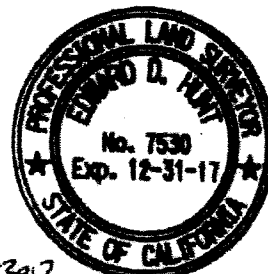
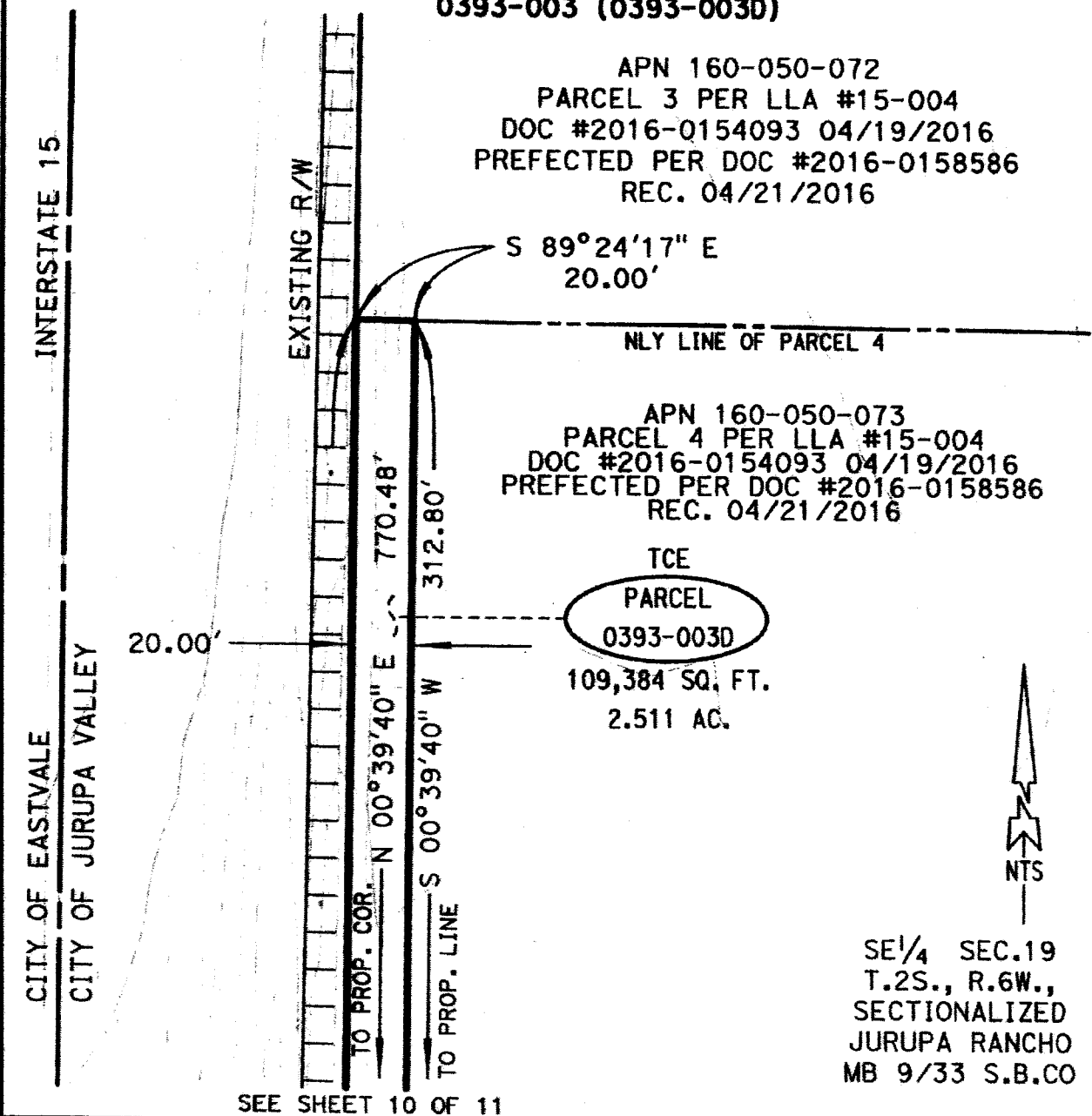


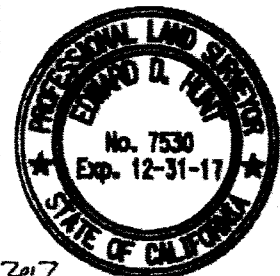
EXHIBIT "B"

08-RIV-15-PM 48.3-48.5
0393-003 (0393-003D)



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-003D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	
PREPARED BY: J.A.M.	
DATE: APRIL, 2017	
SHEET 11 OF 11	APPROVED BY: <i>Edward D. Hunt</i> DATE: 4-20-2017





OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

APV Investments PA 13
Bellatera Investments PA 13
Boomer Investments PA 13
Shellina Investments PA 13
PO Box 217
Upland, CA 91785

Re: Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the
Limonite Avenue/Interstate 15 Interchange Project
Parcel Nos. 0393-004A and 0393-004B

Dear Property Owners:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for road purposes; and
- (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **November 14, 2017 at 9:00 a.m.** in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning

your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project which includes the legal description and plat map of the required property (Parcel No. 0393-004A and 0393-004B) is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

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Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors



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PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Rick Bondar
McCune & Associates, Inc.
PO Box 1295
Corona, CA 92878-1295

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Parcel Nos. 0393-004A and 0393-004B

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Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors



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KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Neila R. Bernstein
David Cosgrove
Rutan & Rucker, LLP
611 Anton Boulevard, 14th Floor
Costa Mesa, CA 92626

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Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors

Parcel Nos. 0393-004A and 0393-004B

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0393-004A

BEING A PORTION OF PARCEL 3 OF THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT NUMBER 15-004, RECORDED AS DOCUMENT NUMBER 2016-0154093, APRIL 19, 2016, AND PERFECTED BY DOCUMENT NUMBER 2016-0158585, RECORDED APRIL 21, 2016, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 PAGE 33, OF MAPS, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SECTION CORNER OF SAID FRACTIONAL SECTION 19, AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION MONUMENTATION MAP NUMBER 453701-11, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT, SAID MAP ALSO BEING ON FILE IN BOOK 205 PAGE 129, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY.

THENCE SOUTH 89°38'44" EAST ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION, A DISTANCE OF 269.68 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 15 AS DESCRIBED BY INSTRUMENT NUMBER 230116, RECORDED SEPTEMBER 19, 1986, ALSO BEING THE SOUTHEAST CORNER OF PARCEL 4446-1 OF INSTRUMENT NUMBER 28620, RECORDED FEBRUARY 2, 1988, SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 01°06'21" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS DESCRIBED BY SAID INSTRUMENT NUMBER 28620, RECORDED FEBRUARY 2, 1988, A DISTANCE OF 312.95 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTELY RIGHT-OF-WAY LINE, NORTH 01°06'21" EAST A DISTANCE OF 361.36 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5999.80 FEET;

THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE AND THROUGH A CENTRAL ANGLE OF 00°10'42", AN ARC LENGTH OF 18.68 FEET, TO THE NORTHWESTERLY CORNER OF SAID PARCEL 3;

THENCE SOUTH 89°36'09" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 9.40 FEET;

(COURSE "A") THENCE SOUTH 00°39'40" WEST A DISTANCE OF 380.05 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 3;

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0393-004A

THENCE NORTH 89°24'17" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 3, A
DISTANCE OF 12.28 FEET TO TRUE POINT OF BEGINNING;

PARCEL CONTAINS 4,107 SQUARE FEET, OR 0.094 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 1.000056313 TO OBTAIN GROUND DISTANCE.

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

08-RIV-15-PM48.3-48.5-0393-004 (0393-004A)

PREPARED UNDER MY SUPERVISION:


EDWARD D. HUNT P.L.S. 7530

1-4-2017
DATED:



EXHIBIT "B"

08-RIV-15-PM48.7-49.3-0393-004 (0393-004A)

SE 1/4 SEC. 19
T.2S., R.6W.,
SECTIONLIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

CURVE DATA

① $\Delta=00^{\circ}10'42''$
 $R=5999.80'$
 $L=18.68'$
 $T=9.34'$

LINE DATA

- ① S $89^{\circ}38'44''$ E - 269.68'
- ② N $01^{\circ}06'21''$ E - 312.95'
- ③ S $89^{\circ}36'09''$ E - 9.40'
- ④ N $89^{\circ}24'17''$ W - 12.28'

INDICATES
RESTRICTED
ACCESS

INDICATES
SUPERSEDED
RESTRICTED
ACCESS

P.O.C.
CNTR. SEC. 19

SECTION
SECTION

INTERSTATE 15
CITY OF EASTVALE
CITY OF JURUPA VALLEY

N'LY LINE
PAR. 4400-1
INST. 230116
REC. 9/19/86

LIMONITE AVENUE

N $89^{\circ}04'21''$ W (R)

①

VARIES

EXISTING R/W
N $01^{\circ}06'21''$ E 361.36'

130'

②

④

N'LY LINE OF PARCEL 3
LLA #15-004

10.60'
20'
PERMANENT UTILITY
EASEMENT PER
INST. 28620
REC. 2/2/1988
(PCL 4446-2)

PARCEL
0393-004A

4,107 SQ.FT.
0.094 AC.

PARCEL 3 PER LLA #15-004
DOC #2016-0154093 04/19/2016
PERFECTED PER DOC #2016-0158585
REC. 04/21/2016

S'LY LINE OF PARCEL 4
LLA #15-004

NTS

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BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-004A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: BCIII

DATE: JANUARY, 2017

SHEET 1 OF 1

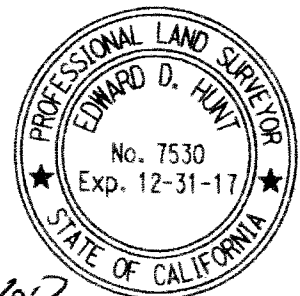
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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:

DATE:



Edward D. Hunt 1-4-2017

(R) = RADIAL BEARING

EXHIBIT "A"

08-RIV-15-PM-48.7-49.3-0393-004 (0393-004B)

() RADIAL LINE DATA

① S 87°52'07" E

② N 88°35'16" E

TCE
PARCEL
0393-004B

11,004 SQ.FT.
0.253 AC.

R/W
PER INST#28620
REC. 2/2/1988
(PCL 4403-1)

INST #65887
REC. 5-13-1976

LINE DATA

① S 89°38'44" E 269.68'

② N 01°06'21" E 674.31'

③ N 0°39'40" E 380.05'

④ S 00°39'40" W 380.12'

CURVE DATA

① $\Delta=00^{\circ}44'38''$
R=5999.80'
L=18.68'
T=18.11'

② $\Delta=00^{\circ}43'09''$
R=5999.80'
L=75.30'
T=37.65'

SE 1/4 SEC. 19
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

CNTR. SEC. 19

SECTION 19

SECTION 30

INDICATES
RESTRICTED
ACCESS

LIMONITE AVENUE

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PCL No.: 0393-004B

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H. FINN

DATE: APRIL, 2017

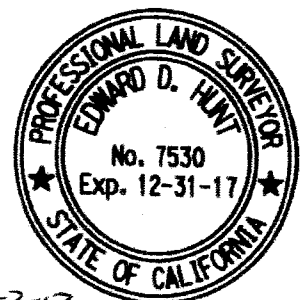
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
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PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

DATE:





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Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Anthony Vernola, Trustee of the Anthony P. Vernola Trust
Anthony Vernola, Successor Trustee of the Pat and Mary Ann Vernola Trust
PO Box 217
Upland, CA 91785

Re: Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the
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- (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **November 14, 2017 at 9:00 a.m.** in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning

your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project which includes the legal description and plat map of the required property (Parcel No. 0393-005A, 0393-005C, 0393-005G and 0393-005H) is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

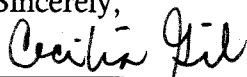
Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Rick Bondar
McCune & Associates, Inc.
PO Box 1295
Corona, CA 92878-1295

Re: Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the
Limonite Avenue/Interstate 15 Interchange Project
Parcel Nos. 0393-005A, 0393-005C, 0393-005G and 0393-005H

Dear Property Owners:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for road purposes; and
- (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **November 14, 2017 at 9:00 a.m.** in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning

your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project which includes the legal description and plat map of the required property (Parcel No. 0393-005A, 0393-005C, 0393-005G and 0393-005H) is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

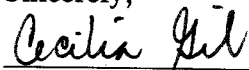
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Clerk to the Board of Supervisors
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Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors

**Parcel Nos. 0393-005A, 0393-005C,
0393-005G and 0393-005H**

EXHIBIT "A"
LEGAL DESCRIPTION
0393-005A

BEING A PORTION OF GRANT DEED RECORDED FEBRUARY 10, 2009, AS DOCUMENT NUMBER 2009-0062080, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 OF MAPS AT PAGE 33, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30, AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP NUMBER 48209-03, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT;

THENCE NORTH 89°39'41" WEST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 309.30 FEET;

THENCE LEAVING SAID NORTH LINE SOUTH 00°20'19" WEST, AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 140.00 FEET TO THE NORTHWESTERLY CORNER OF PARCEL NUMBER 7492-1, RECORDED FEBRUARY 1, 1988, AS INSTRUMENT NUMBER 28620, SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE (70 FOOT WIDE SOUTHERLY HALF WIDTH) AS SHOWN ON SAID RIGHT-OF-WAY MAP NUMBER 48209-03 FOR STATE ROUTE 15, AND **THE TRUE POINT OF BEGINNING;**

THENCE SOUTH 18°31'13" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID INSTRUMENT NUMBER 28620, A DISTANCE OF 399.00 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2499.87 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-005A

THENCE SOUTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF $08^{\circ}36'31''$, WITH AN ARC LENGTH OF 375.60 FEET;

(COURSE "A") THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH $15^{\circ}31'14''$ WEST A DISTANCE OF 148.99 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

(COURSE "B") THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $23^{\circ}40'27''$, AN ARC LENGTH OF 41.32 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1100.00 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH $50^{\circ}48'19''$ WEST;

(COURSE "C") THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $24^{\circ}13'45''$, AN ARC LENGTH OF 465.17 FEET;

(COURSE "D") THENCE NORTH $14^{\circ}57'56''$ WEST, A DISTANCE OF 96.47 FEET;

(COURSE "E") THENCE NORTH $84^{\circ}34'34''$ WEST, A DISTANCE OF 117.94 FEET;

(COURSE "F") THENCE NORTH $00^{\circ}20'19''$ EAST, A DISTANCE OF 47.79 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE (70 FOOT WIDE SOUTHERLY HALF WIDTH);

THENCE SOUTH $89^{\circ}39'41''$ EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 192.06 FEET TO THE **TRUE POINT OF BEGINNING**;

EXHIBIT "A"
LEGAL DESCRIPTION
0393-005A

PARCEL CONTAINS 55,105 SQUARE FEET, OR 1.265 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 1.000056313 TO OBTAIN GROUND DISTANCE.

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

08-RIV-15-PM48.3-48.5-0393-005 (0393-005A)

PREPARED UNDER MY SUPERVISION:

Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

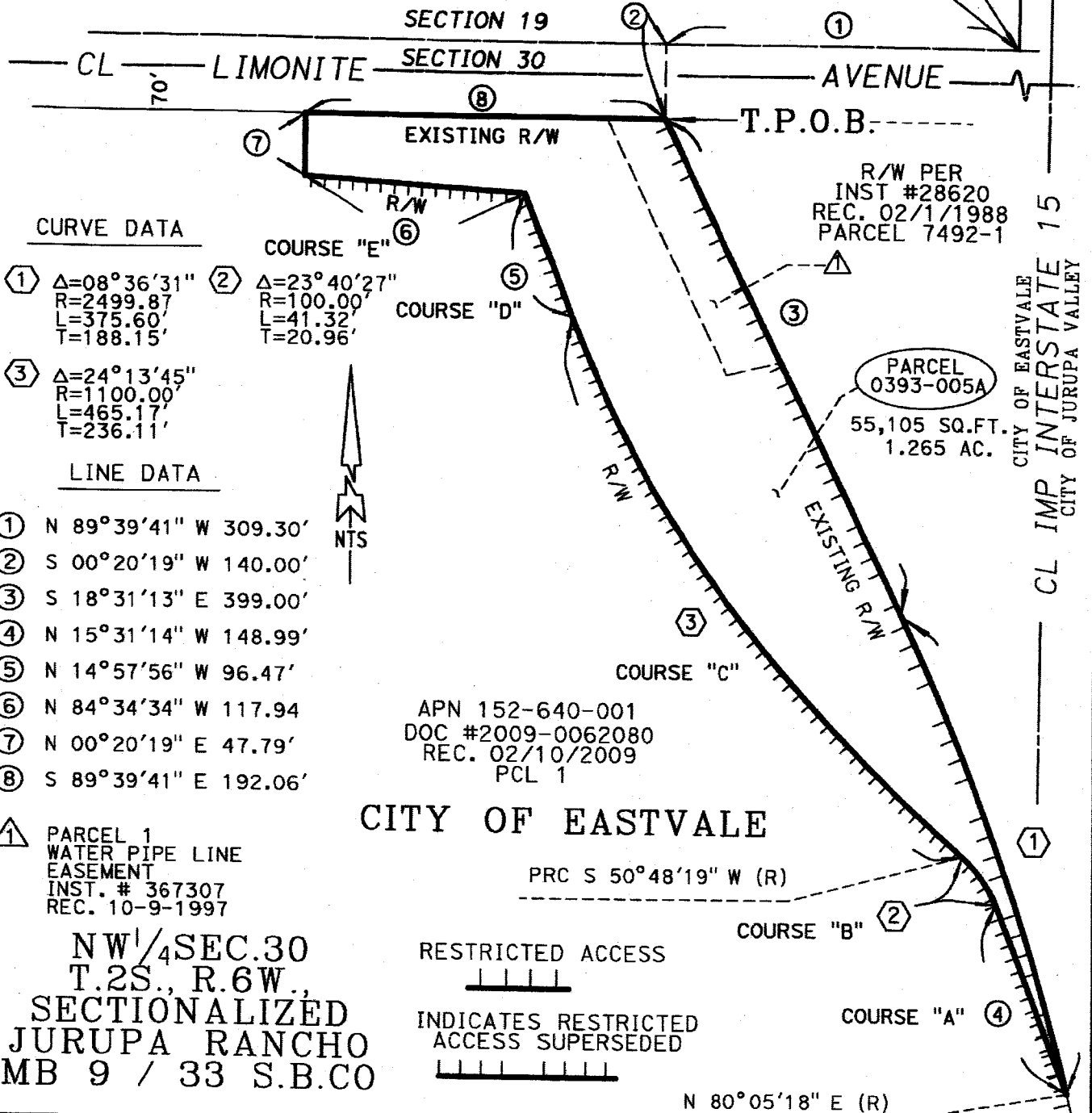
DATED: 3-16-2017



EXHIBIT "B"

08-RIV-15-PM 48.3-48.5-0393-005 (0393-005A)

P.O.C. NORTH 1/4 COR.



NW 1/4 SEC. 30
T. 2S., R. 6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-005A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: H.FINN	APPROVED BY: <i>Edward D. Hunt</i> DATE: 3-16-2017
DATE: MARCH, 2017	
SHEET 1 OF 1	



EXHIBIT "A"
LEGAL DESCRIPTION
0393-005C

BEING A PORTION OF GRANT DEED RECORDED FEBRUARY 10, 2009, AS DOCUMENT NUMBER 2009-0062080, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 OF MAPS AT PAGE 33, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30, AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP NUMBER 48209-03, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT;

THENCE NORTH 89°39'41" WEST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 309.30 FEET;

THENCE LEAVING SAID NORTH LINE SOUTH 00°20'19" WEST, AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 140.00 FEET TO THE NORTHWESTERLY CORNER OF PARCEL NUMBER 7492-1, RECORDED FEBRUARY 1, 1988, AS INSTRUMENT NUMBER 28620, SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE (70 FOOT WIDE SOUTHERLY HALF WIDTH) AS SHOWN ON SAID RIGHT-OF-WAY MAP NUMBER 48209-03 FOR STATE ROUTE 15;

THENCE NORTH 89°39'41" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 192.06 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°20'19" WEST, A DISTANCE OF 47.79 FEET;

(COURSE "A") THENCE NORTH 84°34'34" WEST, A DISTANCE OF 129.29 FEET;

(COURSE "B") THENCE NORTH 78°36'12" WEST, A DISTANCE OF 84.83 FEET;

(COURSE "C") THENCE NORTH 86°53'20" WEST, A DISTANCE OF 122.38 FEET,

EXHIBIT "A"
LEGAL DESCRIPTION
0393-005C

(COURSE "D") THENCE NORTH 89°39'41" WEST, A DISTANCE OF 36.65 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 10 OF PARCEL MAP NUMBER 35933, ON FILE IN BOOK 231, PAGES 96 THROUGH 100 INCLUSIVE, OF PARCEL MAPS, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY CALIFORNIA;

THENCE NORTH 00°57'56" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 14.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LIMONITE AVENUE (70 FOOT WIDE SOUTHERLY HALF WIDTH);

THENCE SOUTH 89°39'41" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 370.76 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 10,371 SQUARE FEET, OR 0.238 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 1.000056313 TO OBTAIN GROUND DISTANCE.

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

08-RIV-15-PM48.3-48.5-0393-005 (0393-005C)

PREPARED UNDER MY SUPERVISION:

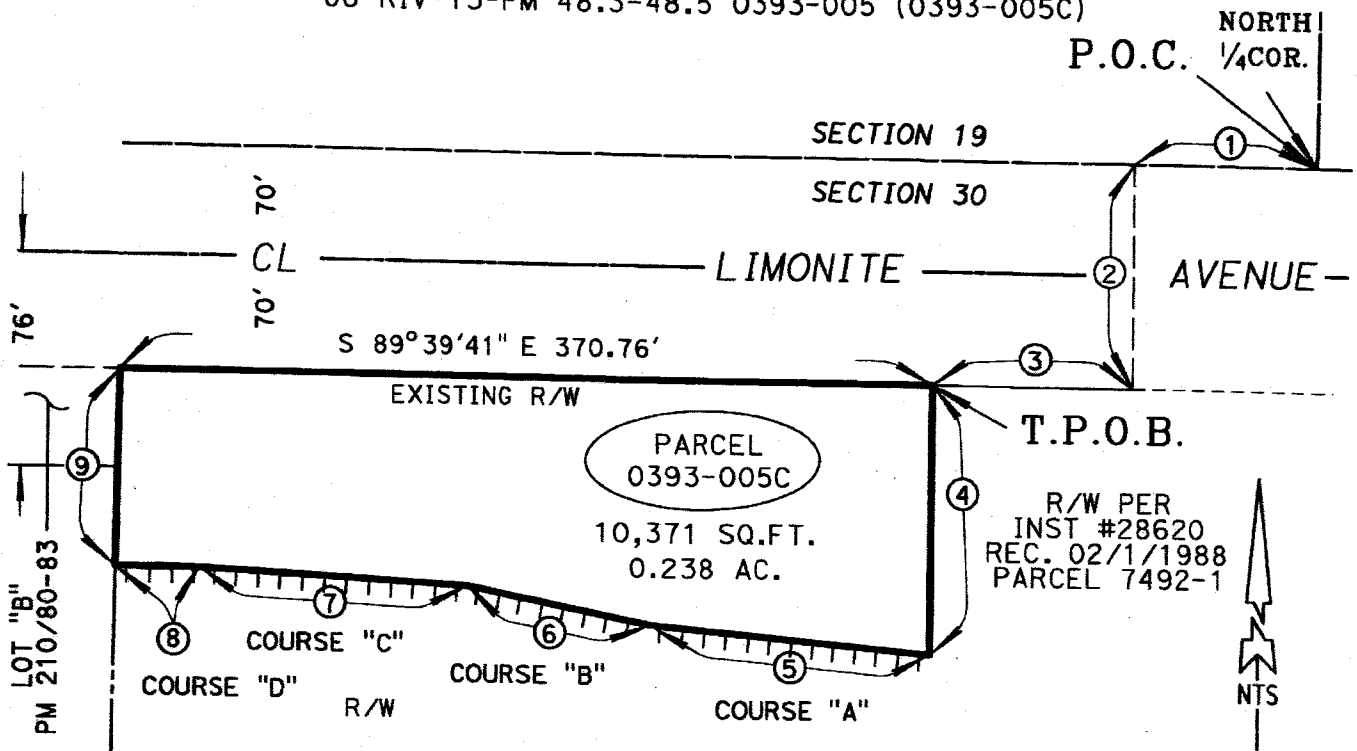
Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

DATED: 3-16-2017



EXHIBIT "B"

08-RIV-15-PM 48.3-48.5 0393-005 (0393-005C)



LINE DATA

- ① N 89°39'41" W 309.30'
- ② S 00°20'19" W 140.00'
- ③ N 89°39'41" W 192.06'
- ④ S 00°20'19" W 47.79'
- ⑤ N 84°34'34" W 129.29'
- ⑥ N 78°36'12" W 84.83'
- ⑦ N 86°53'20" W 122.38'
- ⑧ N 89°39'41" W 36.65'
- ⑨ N 00°57'56"E 14.14'

APN 152-640-001
DOC #2009-0062080
REC. 02/10/2009
PCL 1

E'LY LINE
PARCEL 10
PM 35933
PMB 231/96-100

CITY OF EASTVALE

NW 1/4 SEC. 30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

INDICATES
RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-005C

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2017

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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:

3-16-2017



EXHIBIT "A"
LEGAL DESCRIPTION
0393-005G

BEING A PORTION OF GRANT DEED RECORDED FEBRUARY 10, 2009, AS DOCUMENT NUMBER 2009-0062080, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE JURUPA RANCHO, ON FILE IN BOOK 9 OF MAPS AT PAGE 33, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF PARCEL 0393-005A, GRANTED TO THE COUNTY OF RIVERSIDE AS DESCRIBED BY DOCUMENT NUMBER 2017-_____, RECORDED _____, 2017, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL NUMBER 7492-1, RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NUMBER 28620, SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMONITE AVENUE (70 FOOT WIDE SOUTHERLY HALF WIDTH) AS SHOWN ON STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP NUMBER 48209-03 FOR STATE ROUTE 15, ON FILE AT CALTRANS DISTRICT 8 RIGHT-OF-WAY ENGINEERING DEPARTMENT;

THENCE NORTH $89^{\circ}39'41''$ WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 0393-005A, A DISTANCE OF 90.53 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF COURSE "D" HAVING A BEARING OF SOUTH $14^{\circ}57'56''$ EAST, AND A DISTANCE OF 96.47 FEET, AS DESCRIBED BY SAID DOCUMENT NUMBER 2017-_____;

THENCE SOUTH $14^{\circ}57'56''$ EAST ALONG SAID NORTHWESTERLY PROLONGATION, A DISTANCE OF 60.38 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF SAID PARCEL 0393-005A, BEING THE INTERSECTION OF COURSES "D" AND "E" OF SAID DOCUMENT NUMBER 2017-_____;

THENCE CONTINUING SOUTH $14^{\circ}57'56''$ EAST, ALONG SAID COURSE "D" AND THE WESTERLY LINE OF SAID PARCEL 0393-005A, A DISTANCE OF 96.47 FEET TO THE BEGINNING A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING

EXHIBIT "A"
LEGAL DESCRIPTION
0393-005G

A RADIUS OF 1,100.00 FEET, ALSO BEING THE BEGINNING OF COURSE "C" AS DESCRIBED BY SAID DOCUMENT NUMBER 2017-_____;

THENCE SOUTHEASTERLY ALONG SAID CURVE, COURSE "C" AND THE WESTERLY LINE OF SAID PARCEL 0393-005A, THROUGH A CENTRAL ANGLE OF 01°09'26", WITH AN ARC LENGTH OF 22.22 FEET;

THENCE NORTH 86°31'15" WEST, A DISTANCE OF 52.93 FEET TO A NON TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,150.00 FEET, WITH AN INITIAL RADIAL BEARING OF SOUTH 75°02'04" WEST, SAID NON TANGENT CURVE BEING CONCENTRIC WITH AND DISTANT 50.00 FEET WESTERLY OF SAID CURVE HAVING A RADIUS OF 1,100.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CONCENTRIC NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°16'21", WITH AN ARC LENGTH OF 5.47 FEET, TO A LINE PARALLEL WITH AND, DISTANT 50.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID WESTERLY LINE OF PARCEL 0393-005A;

THENCE NORTH 14°57'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 115.05 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 0393-005A, DESCRIBED AS SAID COURSE "E";

THENCE SOUTH 84°34'34" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 53.34 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 5,980 SQUARE FEET, OR 0.137 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 1.000056313 TO OBTAIN GROUND DISTANCE.

08-RIV-15-PM48.2-0393-005 (0393-005G)

PREPARED UNDER MY SUPERVISION:


EDWARD D. HUNT P.L.S. 7530

DATED: 3-16-2017

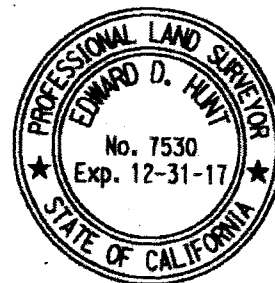


EXHIBIT "B"

08-RIV-15-PM 48.2-0393-005 (0393-005G)

NORTH
1/4 COR.
SECTION
30

SECTION 19

①

SECTION 30

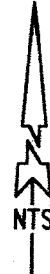
CL— LIMONITE

AVENUE

P.O.C.

70'

DETAIL, NTS
SEE SHEET 2



CITY OF EASTVALE
CL IMP INTERSTATE 15
CITY OF JURUPA VALLEY

PARCEL
0393-005G
5,980 SQ.FT.
0.137 AC.

LINE DATA

- ① N 89°39'41" W 309.30'
- ② S 00°20'19" W 140.00'

APN 152-640-001
DOC #2009-0062080
REC. 02/10/2009
PCL 1

⚠ WATER PIPE LINE
EASEMENT
INST. # 367307
REC. 10-9-1997

PARCEL
0393-005A

DOC #: 2017

REC: _____

R/W PER
INST #28620
REC. 02/2/1988
PARCEL 7492-1

CITY OF EASTVALE

NW 1/4 SEC. 30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

RESTRICTED ACCESS

INDICATES RESTRICTED
ACCESS SUPERSEDED

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-005G

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: FEBRUARY, 2017

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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:

DATE: 3-16-2017



EXHIBIT "B"

08-RIV-15-PM 48.2-0393-005 (0393-005G)

NORTH
1/4 COR.
SECTION
30

SECTION 19

SECTION 30

CL— LIMONITE —

AVENUE

PARCEL
0393-005E

N 89°39'41" W 90.53'

APN 152-640-001

P.O.C.

LINE DATA

- ① N 89°39'41" W 309.30'
- ② S 00°20'19" W 140.00'
- ③ S 86°31'15" E 52.93'
- ④ S 84°34'34" E 53.34'

CURVE DATA

- ① $\Delta=01^{\circ}09'26''$
R=1100.00'
L=22.22'
T=11.11'
- ② $\Delta=00^{\circ}16'21''$
R=1150.00'
L=5.47'
T=2.74'

COURSE "E"

T.P.O.B.

COURSE "D"

PARCEL
0393-005G

5,980 SQ.FT.
0.137 AC.

COURSE "C"

N 86°31'15" W 104.13'

RESTRICTED ACCESS

INDICATES RESTRICTED
ACCESS SUPERSEDED

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-005G

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H.FINN

DATE: FEBRUARY, 2017

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 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:

DATE: 3-6-2017

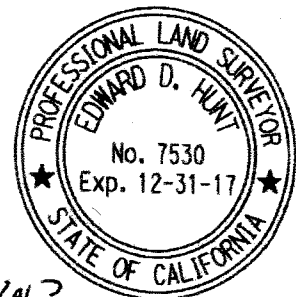
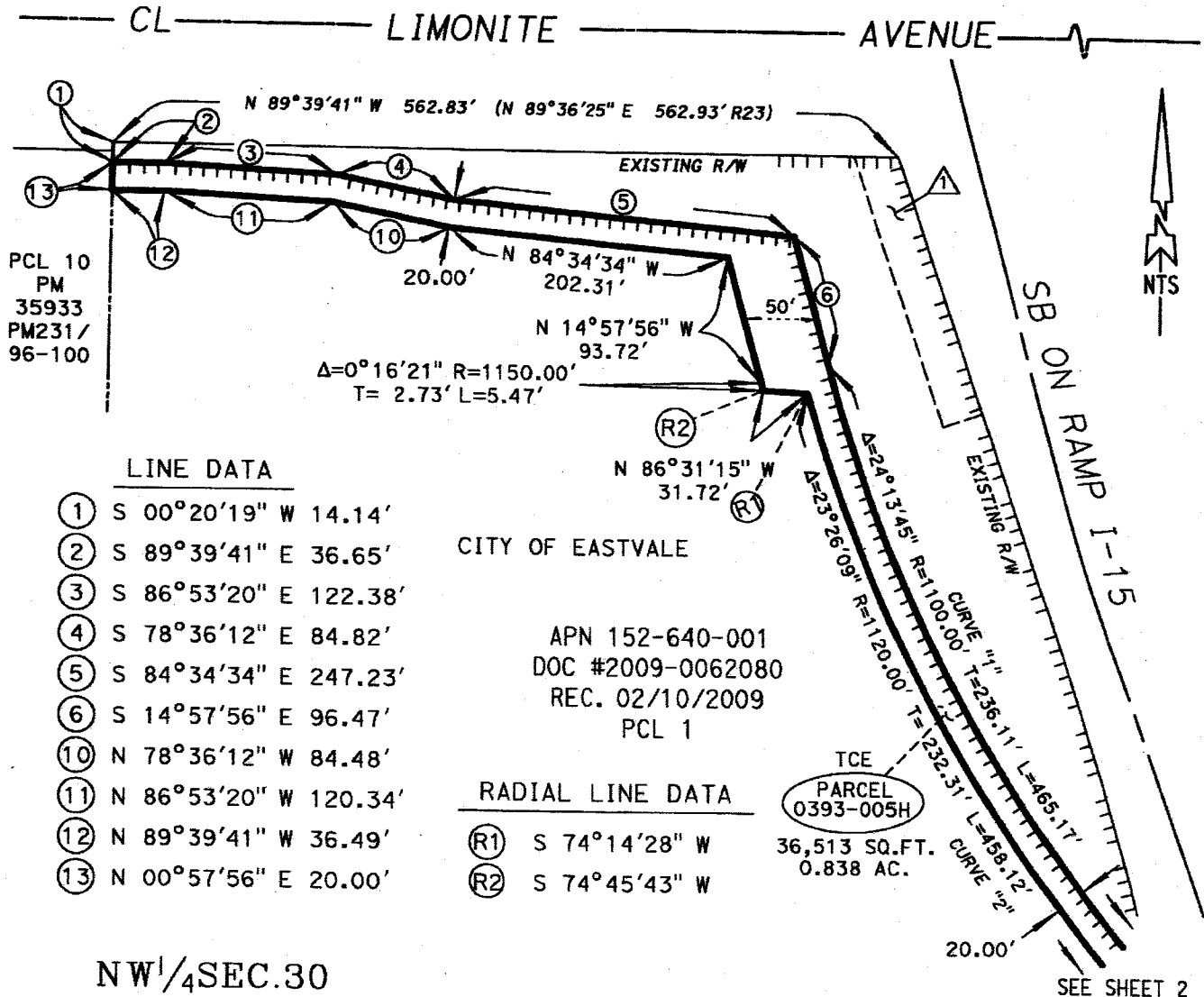


EXHIBIT "A"

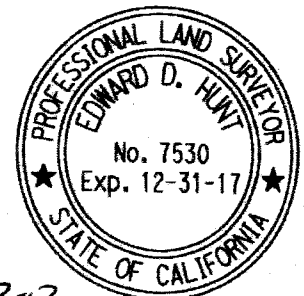
08-RIV-15-PM 48.2-48.4
0393-005 (0393-005H)



NW 1/4 SEC. 30
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-005H	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	
SCALE: NTS	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
PREPARED BY: JAM	
DATE: APRIL, 2017	
SHEET 1 OF 2	APPROVED BY: <i>Edward D. Hunt</i> DATE: 4-17-2017





OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Eastvale Gateway II
Attention: Gary G. Bauer
Vice President-Commercial Development
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91785-0670

Re: Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the
Limonite Avenue/Interstate 15 Interchange Project
Parcel No. 0393-007A

Dear Property Owners:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for road purposes; and
- (G) That acquisition of the Subject Property Interests will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **November 14, 2017 at 9:00 a.m.** in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning

your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project which includes the legal description and plat map of the required property (Parcel No. 0393-007A) is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem
Clerk to the Board of Supervisors
County Administrative Center
PO Box 1147
4080 Lemon Street, 1st Floor
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or by e-mail at svillanueva@rivco.org. Alternatively, you can also contact Dave Stahovich, Administrative Services Officer for the Transportation Department at (951) 955-6811 or by email at dstahovi@rivco.org. Thank you.

Sincerely,



Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 20, 2017

Eastvale Gateway II
Attention: Ginny Fawcett
Regional Director
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91785-0670

Re: Resolution No. 2017-202, Notice of Intention to Adopt a Resolution of Necessity for the
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Parcel No. 0393-007A

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- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interests are necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Properties;
- (E) That, to the extent that the Subject Properties are already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
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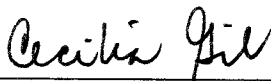
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PO Box 1147
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Sincerely,

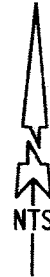
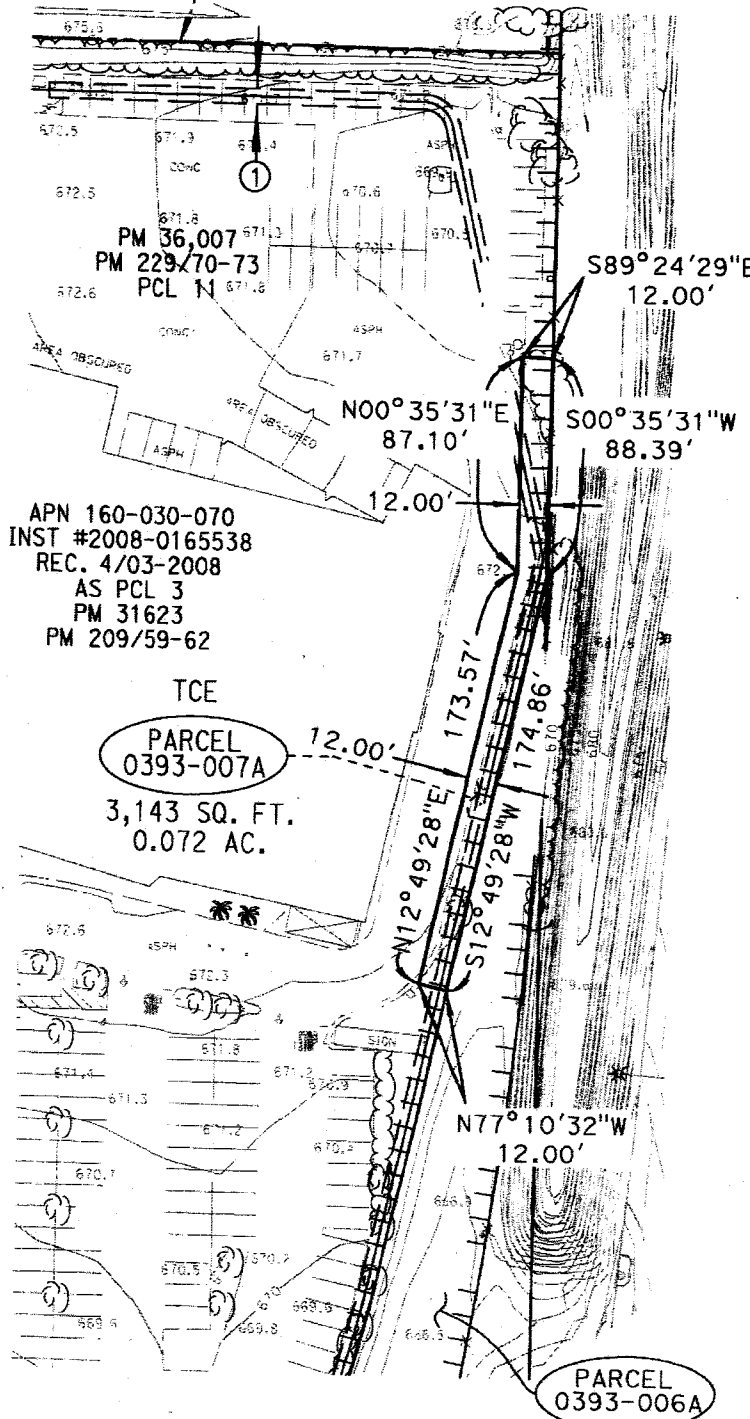


Cecilia Gil, Board Assistant to:
KECIA HARPER-IHEM
Clerk of the Board of Supervisors

Parcel No. 0393-007A

N'LY LINE PARCEL 11 (PM 229/70-73)

EXHIBIT "A"
08-RIV-15-PM 48.3-48.5
0393-007 (0393-007A)



① SO CAL EDISON ESMT
DOC #2006-0358611
REC 05-17-06
STRIP #13

CITY OF EASTVALE INTERSTATE 15

CITY OF JURUPA VALLEY

INDICATES SUPERSEDED
RESTRICTED ACCESS

INDICATES
RESTRICTED ACCESS

NW¹/₄ SEC.19
T.2S., R.6W.,
SECTIONALIZED
JURUPA RANCHO
MB 9 / 33 S.B.CO

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

PCL No.: 0393-007A

WO No.: A3-0393

SCALE: NTS

PREPARED BY: H. FINN

DATE: MAY 2017

SHEET 1 OF 1

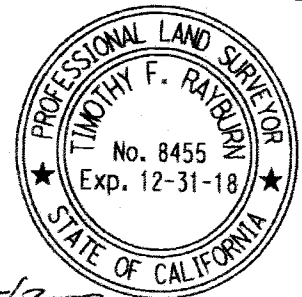
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

Timothy F. Rayburn

DATE: 5/24/2017



REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN
RESOLUTION NO. 2017-202, NOTICE OF INTENTION TO ADOPT A RESOLUTION OF
NECESSITY FOR THE LIMONITE AVENUE/INTERSTATE 15 INTERCHANGE PROJECT
(HEARING DATE: NOVEMBER 14, 2017 @ 9:00 AM)

NAME: _____

ADDRESS: _____

TELEPHONE NO.: (_____) _____

DATED: _____

(Signature)

Resolution No. 2017-202

**Notice of Intention to Adopt a Resolution of Necessity for the
Limonite Avenue/Interstate 15 Interchange Project**

WHEREAS, the portion of real properties that are the subject of this Notice (collectively the "Subject Properties") are located in the Cities of Eastvale and Jurupa Valley, County of Riverside, State of California, are legally described and pictorially depicted on the documents attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein by this reference), are referenced as Parcels 0393-001A and 0393-001B, Parcels 0393-002A, 0393-002E, 0393-002F, 0393-002G, and 0393-002I, Parcels 0393-003A, 0393-003B, 0393-003C, and 0393-003D, Parcels 0393-004A and 0393-004B, Parcels 0393-005A, 0393-005C, 0393-005G and 0393-005H, Parcel 0393-007A, Parcel 0393-008A, and Parcel 0393-009A, and are portions of larger real properties in all cases;

WHEREAS, the Subject Properties, and the corresponding Assessor's Parcel Number(s) of which they are a part, are listed below in Table One;

TABLE ONE	
Assessor's Parcel Number (portion)	Parcel Nos.
152-630-029	0393-001A and 0393-001B
152-630-001, 152-630-008, 152-630-017, and 152-630-018	0393-002A, 0393-002E, 0393-002F, 0393-002G and 0393-002I
160-050-021, 160-050-023 and 160-050-073	0393-003A, 0393-003B, 0393-003C, and 0393-003D
160-050-063, 160-050-070 and 160-050-072	0393-004A and 0393-004B
160-640-001	0393-005A, 0393-005C, 0393-005G and 0393-005H
160-030-070	0393-007A
160-030-005	0393-008A
160-050-074	0393-009A

1 **WHEREAS**, the proposed project that is the subject of this Notice (the "Project")
2 is to widen the existing northbound and southbound on- and off-ramps, widen Limonite
3 Avenue to three lanes in each direction through the interchange area, and replace the
4 existing Limonite Avenue overcrossing structure, as well re-construct loop on-ramps in
5 the southeast and northeast quadrant from the current diamond-style configuration to a
6 partial cloverleaf;

7 **WHEREAS**, the Project is a critical project which will reduce traffic congestion
8 and improve overall traffic flow within the interchange and on the I-15 corridor for the
9 current and future residents and businesses within the Project region;

10 **WHEREAS**, the Subject Properties are needed for public road, utility purposes,
11 access restrictions, non-exclusive temporary construction uses, and for other uses
12 required by the Project;

13 **WHEREAS**, Parcel 0393-001A, 0393-002A, 0393-003a, 0393-003B, 0393-004A,
14 and 0393-005A are fee simple interests for the State of California to construct the
15 Project;

16 **WHEREAS**, Parcel 0393-005C is a fee simple interest for the City of Eastvale
17 Right of Way to construct the Project;

18 **WHEREAS**, Parcels 0393-002E and 0393-005G are permanent water
19 easements to construct, reconstruct, install, replace, remove, repair, alter, operate,
20 maintain, inspect in favor of Jurupa Community Services District;

21 **WHEREAS**, Parcels 0393-002F and 0393-003C releases and relinquishes for
22 the purposes of a freeway any and all abutters rights, including access rights in favor of
23 the State of California;

24 **WHEREAS**, Parcels 0393-001B, 0393-002G, and 0393-002I, 0393-003D, 0393-
25 004B, 0393-005H, 0393-007A, 0393-008A and 0393-009A are for non-exclusive
26 temporary construction access for a thirty-six (36) month period from the effective date
27 of possession to access the portion of the referenced Subject Properties with
28 machinery, trucks, tools and other equipment that is useful or necessary to construct

and access the Project Property; however, no storage or staging will occur within the temporary construction area. Parcel 0393-001B will be accessed from the freeway and not through the retail shopping center, Parcel 0393-007A will be accessed from the freeway and not through the retail shopping center; Parcel 0393-008A will be accessed from the freeway and not through the mobile home park.

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

TABLE TWO				
Subject Properties	State R/W	City R/W	Other	Non-Exclusive Temporary Easement
0393-001A 0393-001B	X			x
0393-002A 0393-002E 0393-002F 0393-002G 0393-002I	X		JCSD* easement Access control	X X
0393-003A 0393-003B 0393-003C 0393-003D	X X		Access control	X
0393-004A 0393-004B	X			X
0393-005A 0393-005C 0393-005G 0393-005H	X	Eastvale	JCSD* easement	X
0393-007A				X
0393-008A				X
0393-009A				X

*Jurupa Community Services District

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

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

3 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
4 Supervisors of Riverside County, State of California, in regular session assembled on
5 October 17, 2017.

6 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on
7 November 14, 2017, at 9:00 a.m. in the meeting room of the Board of Supervisors
8 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
9 Riverside, California) may decide to adopt a Resolution of Necessity that would
10 authorize the County of Riverside to acquire the Subject Property Interests by eminent
11 domain (and that would find and determine each of the following matters):

12 (a) That the public interest and necessity require the Project;

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

15 (c) That the Subject Property Interests are necessary for the Project;

16 (d) That the offers required by Section 7267.2 of the Government
17 Code have been made to the owners of record of the Subject Properties;

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

24 (f) That the Subject Property Interests are necessary for the Project;

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

27 2. If (within 15 days from the mailing of this Notice) you file a written request
28 to appear at the public meeting and be heard on the matters described above in 1(a),

1 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to
2 appear at that meeting and be heard on those matters.

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

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

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

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

15
16
17 ROLL CALL:

18
19 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
20 Nays: None
Absent: None

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

23 KECIA HARPER-IHEM, Clerk of said Board

24 By Acilia Gil

25 Deputy
26
27
28