

**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.

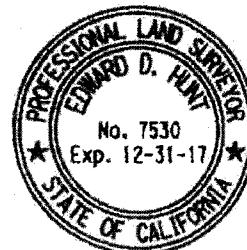
THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSES "A" THROUGH "D" INCLUSIVE, HEREINABOVE DESCRIBED.

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:



# EXHIBIT "B"

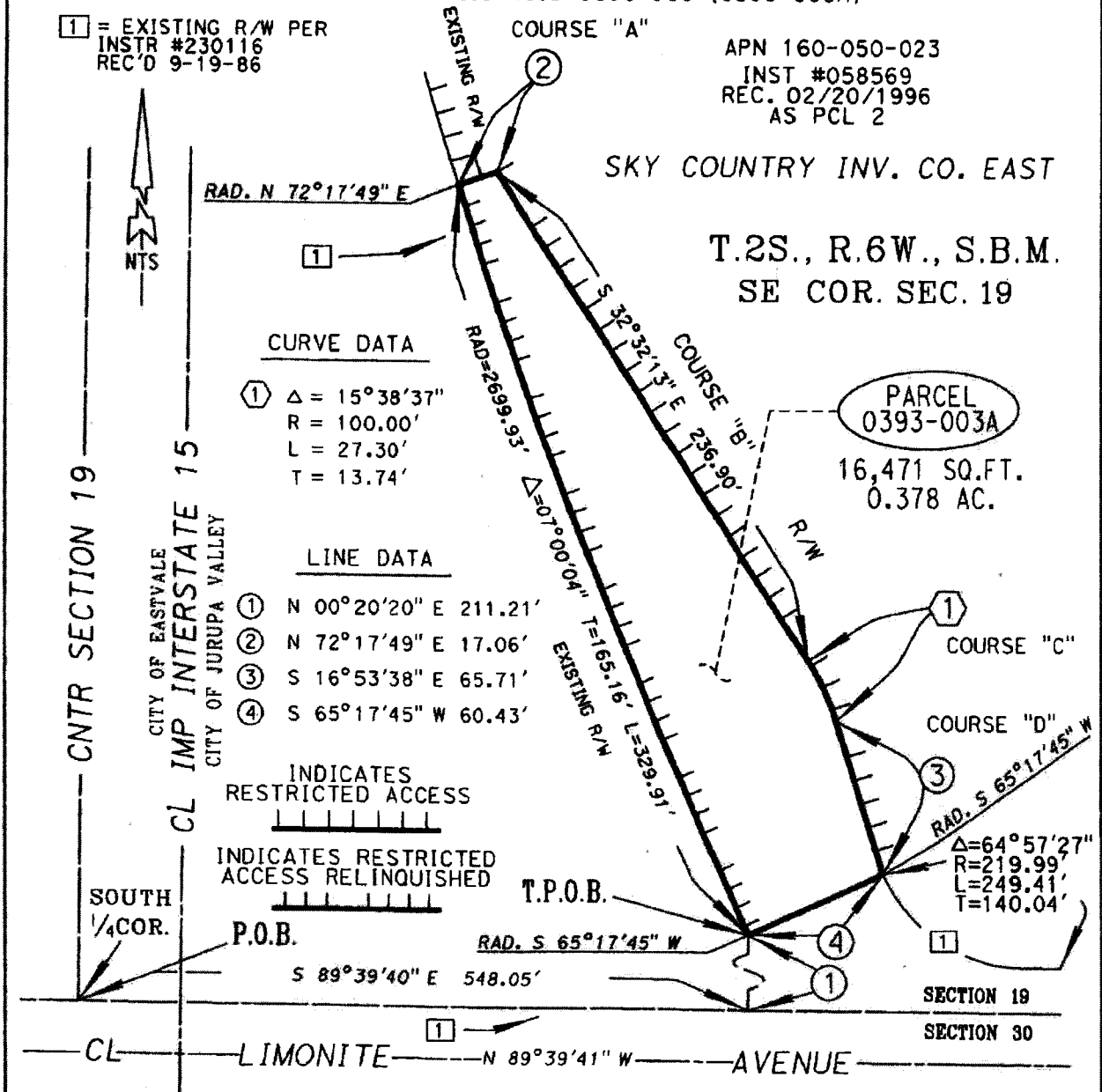
08-RIV-15-PM48.3-48.5-0393-003 (0393-003A)

① = EXISTING R/W PER  
INSTR #230116  
REC'D 9-19-86

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

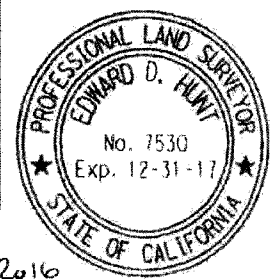
SKY COUNTRY INV. CO. EAST

T.2S., R.6W., S.B.M.  
SE COR. SEC. 19



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.: 0393-003A  | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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: JAL    | APPROVED BY: <i>Edward D. Hunt</i>   |
| DATE: FEBRUARY 2016 | DATE: 2-11-2016  |
| SHEET 1 OF 1        |  |



**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 2016-0158588, 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 184.47 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  
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

SECTION 19  
SECTION 30

1/4 COR.

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 "A"

PARCEL 2

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

COURSE "B"

PARCEL  
0393-003B

20,750 SQ FT  
0.476 AC

COURSE "C"

COURSE "D"

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

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: A3-0393

PROJECT: LIMONITE AVE (I-16 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.

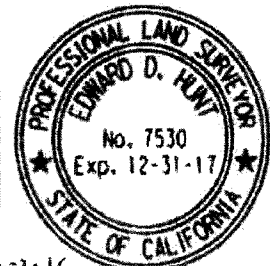
PREPARED BY: BCIII

DATE: AUGUST, 2016

APPROVED BY:

DATE: 8-24-2016

SHEET 1 OF 1



**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

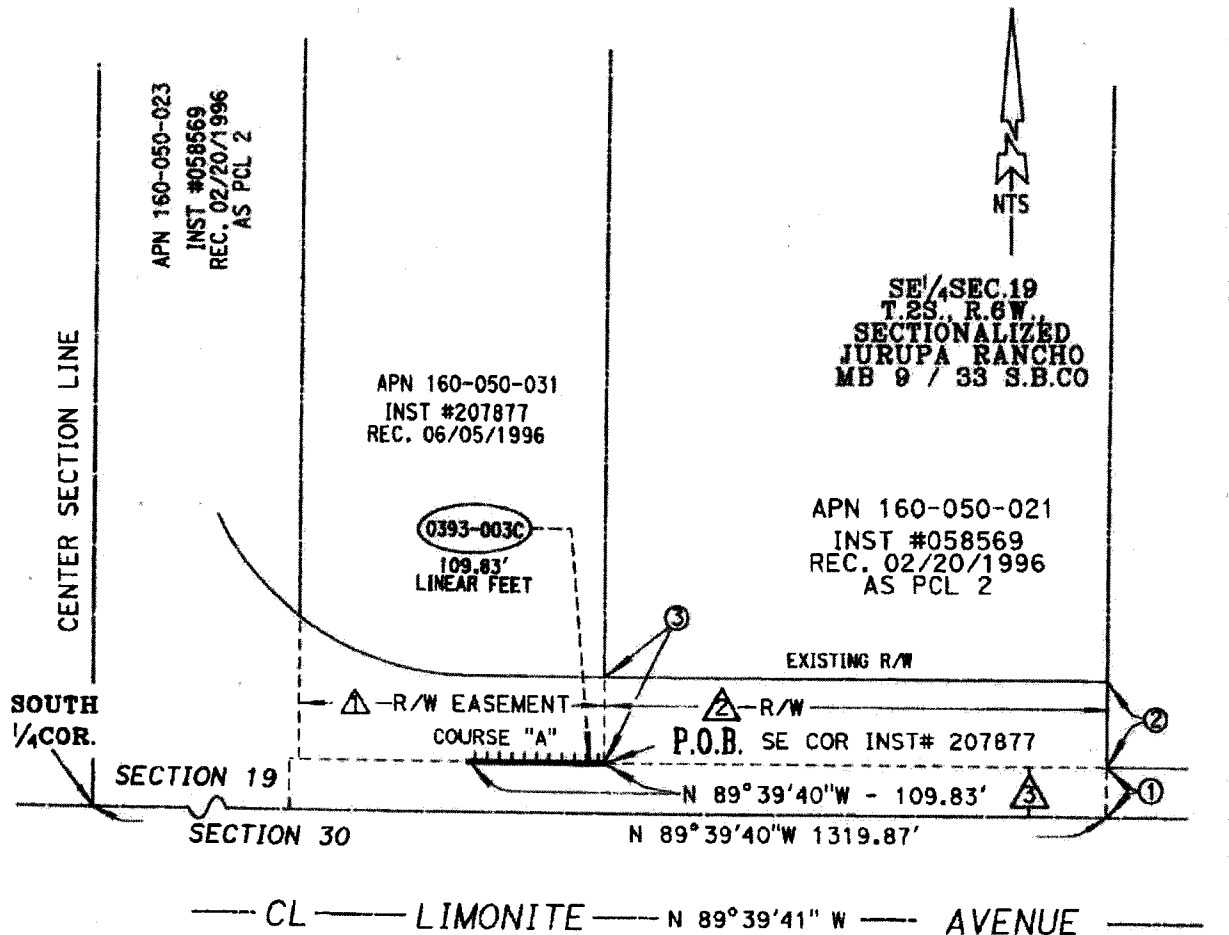
1-4-2017  
DATED:





# EXHIBIT "B"

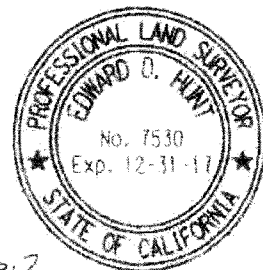
08-RIV-MP48.2-0393-003 (0393-003C)



- 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
- INDICATES RESTRICTED ACCESS
- 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'

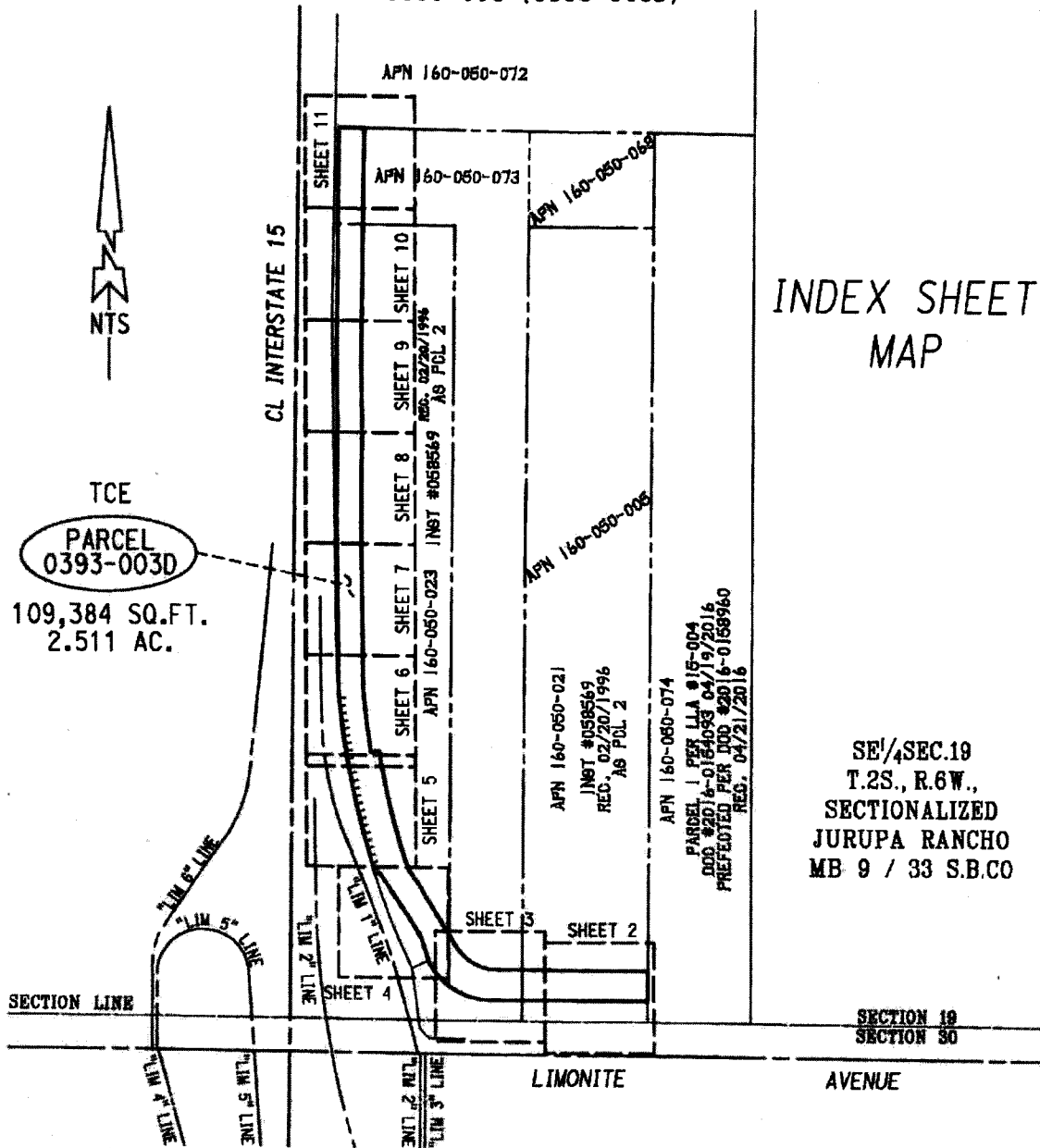
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

|                      |  |
|----------------------|--|
| PCL No.: 0393-003C   | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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>[Signature]</i>  |
| DATE: JANUARY, 2017  | DATE: 1-4-2017   |
| SHEET 1 OF 1         |  |



# EXHIBIT "B"

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



INDEX SHEET  
MAP

SE 1/4 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.: 0393-003D

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 1 OF 11

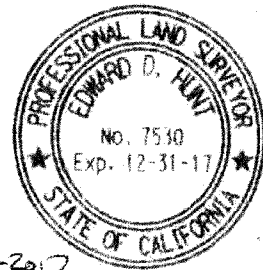
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

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)

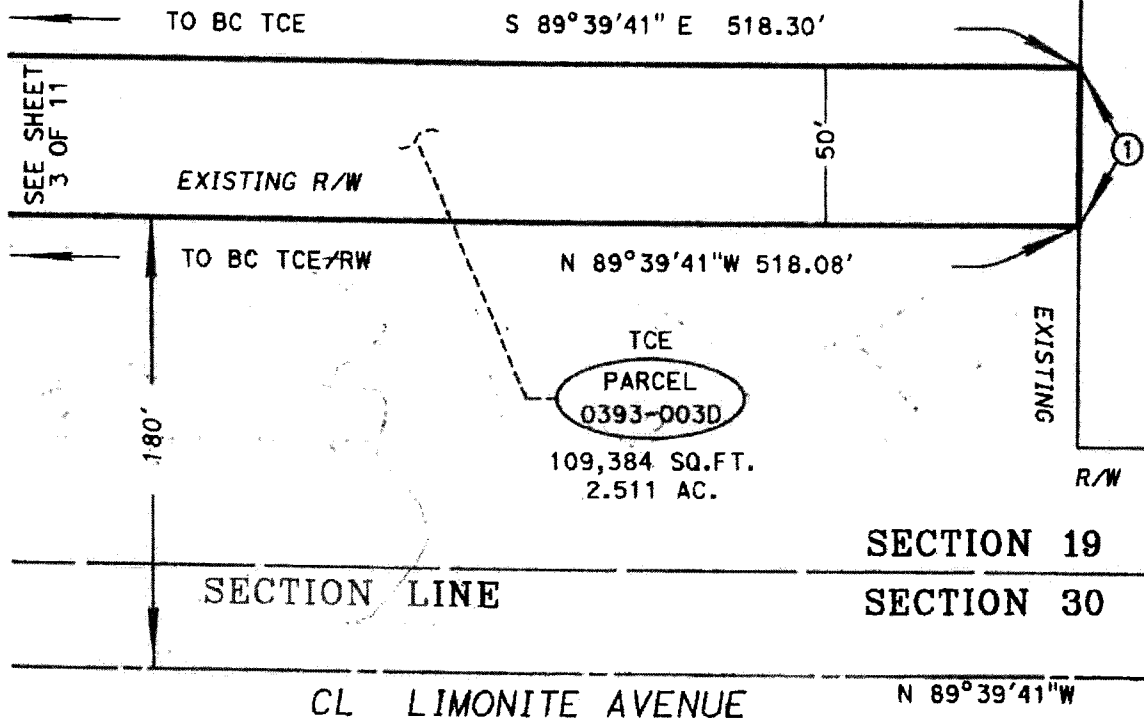
SE 1/4 SEC. 19  
T. 2S., R. 6W.,  
SECTIONALIZED  
JURUPA RANCHO  
MB 9 / 33 S.B.CO

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

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

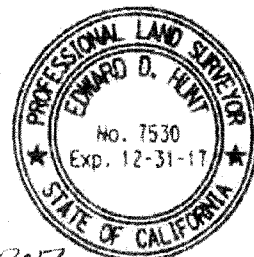
SHEET 2 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

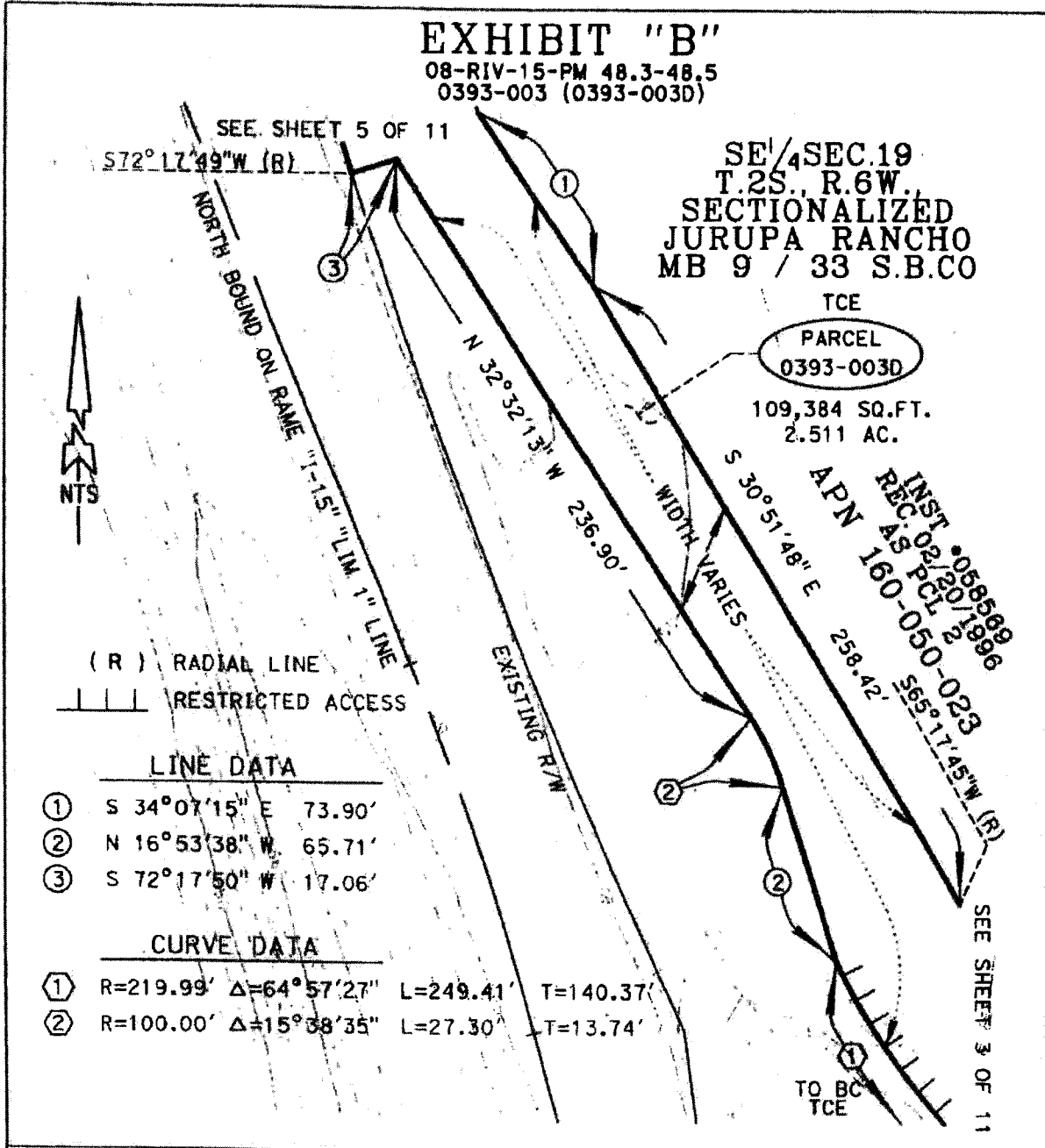
DATE:



A circular seal for a Professional Land Surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The center of the seal contains the name "EDWARD D. HUNT", the number "No. 7530", and the expiration date "Exp. 12-31-17".

# 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

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 4 OF 11

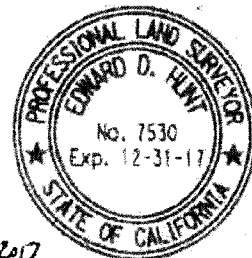
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: LIMONITE AVE (1-15 INTERCHANGE)

APPROVED BY:

DATE:

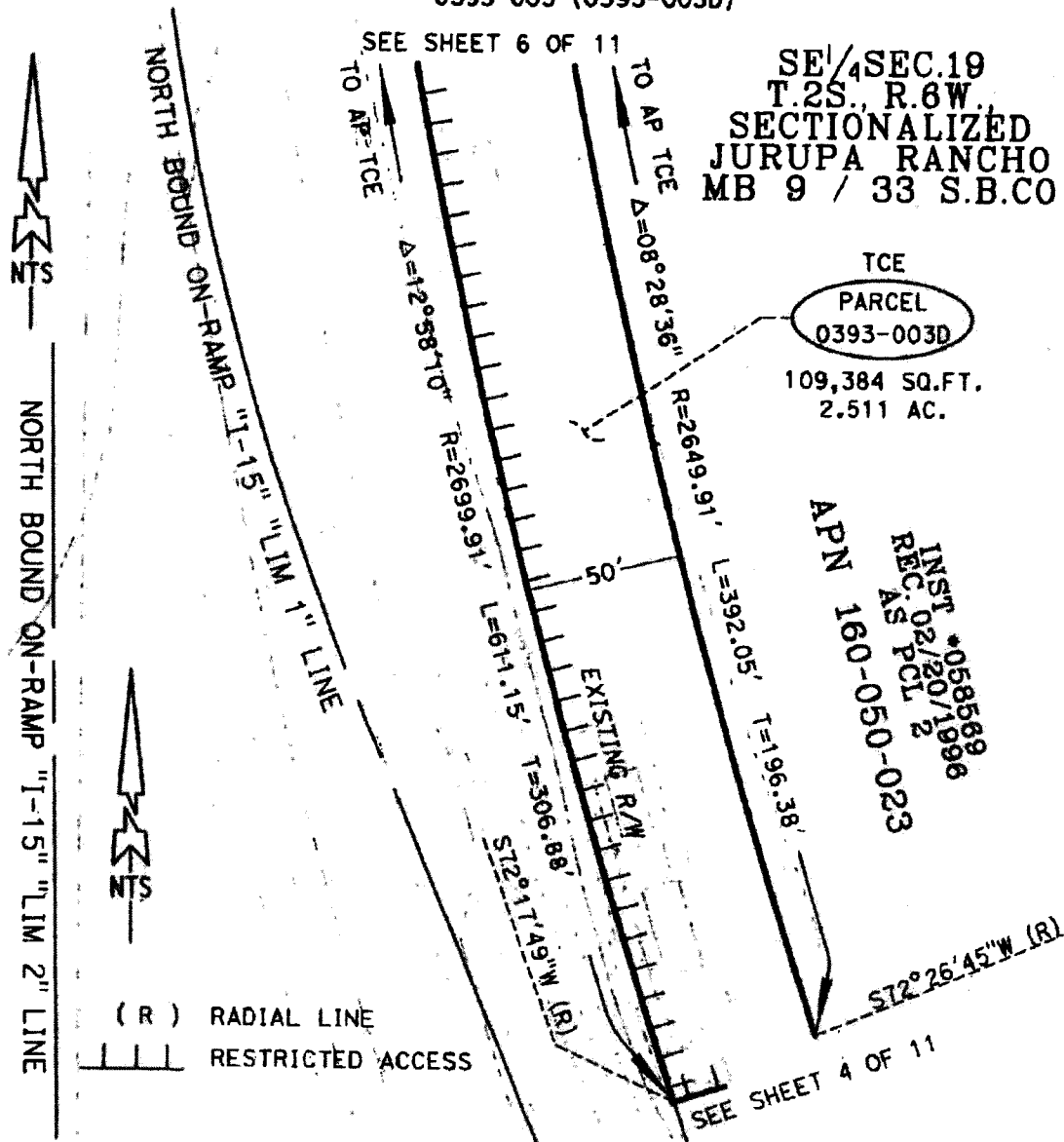
4-20-2017



# 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



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 5 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

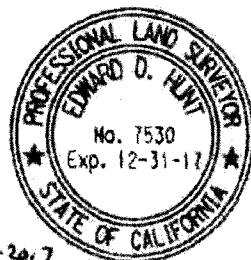
PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

*Edward D. Hunt*

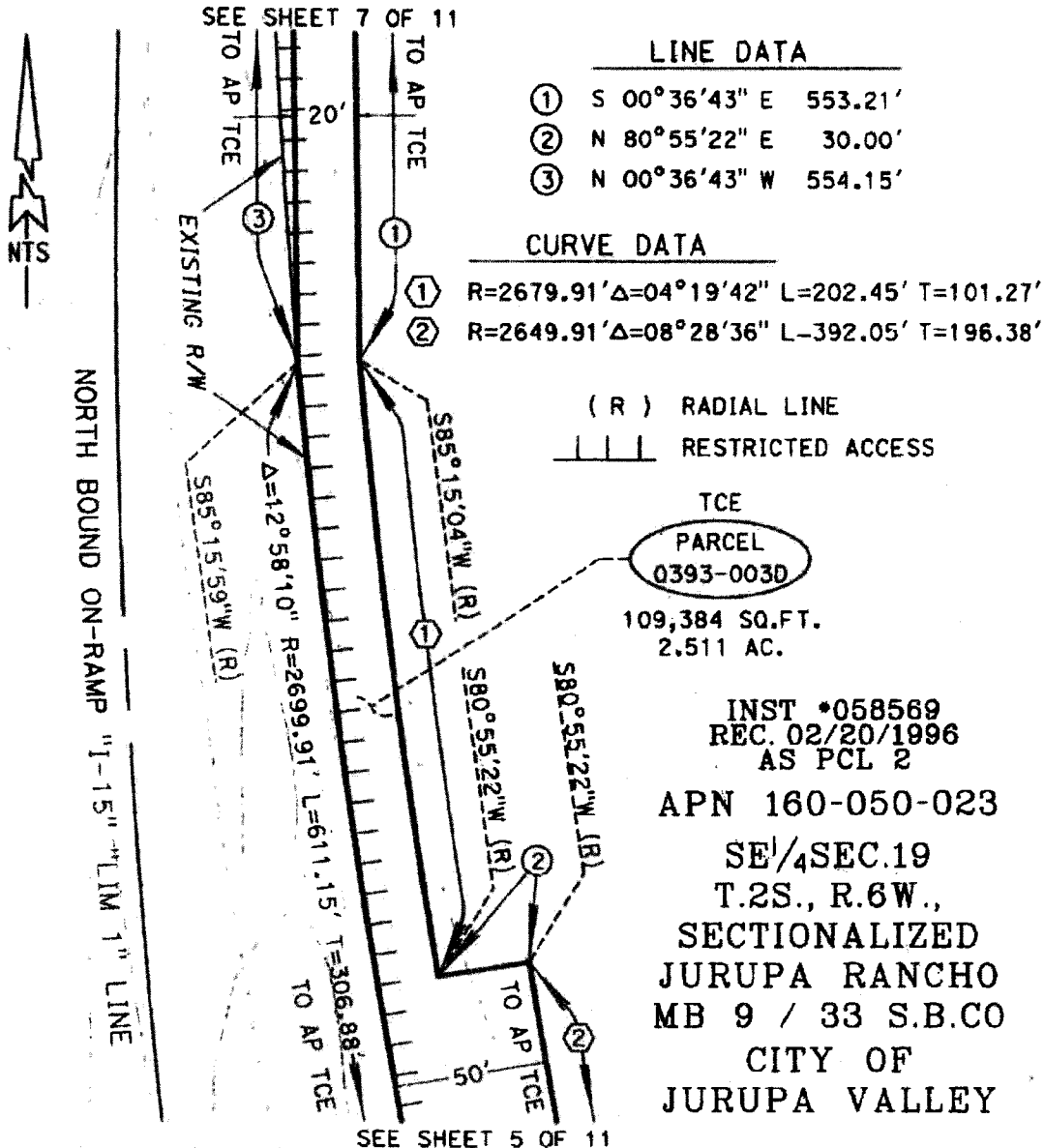
DATE:

4-20-2017



# EXHIBIT "B"

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



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

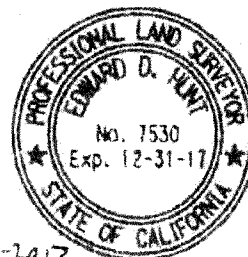
SHEET 6 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

DATE:

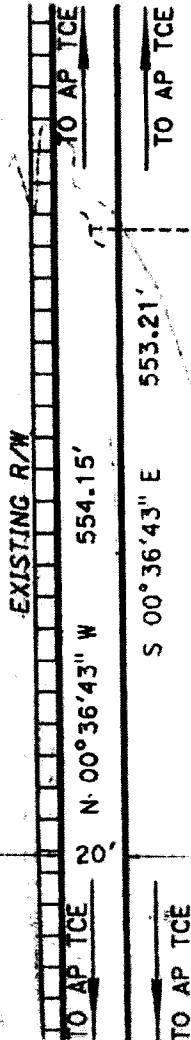


# EXHIBIT "B"

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

SEE SHEET 8 OF 11

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



TCE  
PARCEL  
0393-003D

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

SEE SHEET 6 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 7 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

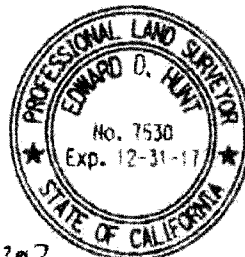
PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

*Edward D. Hunt*

DATE:

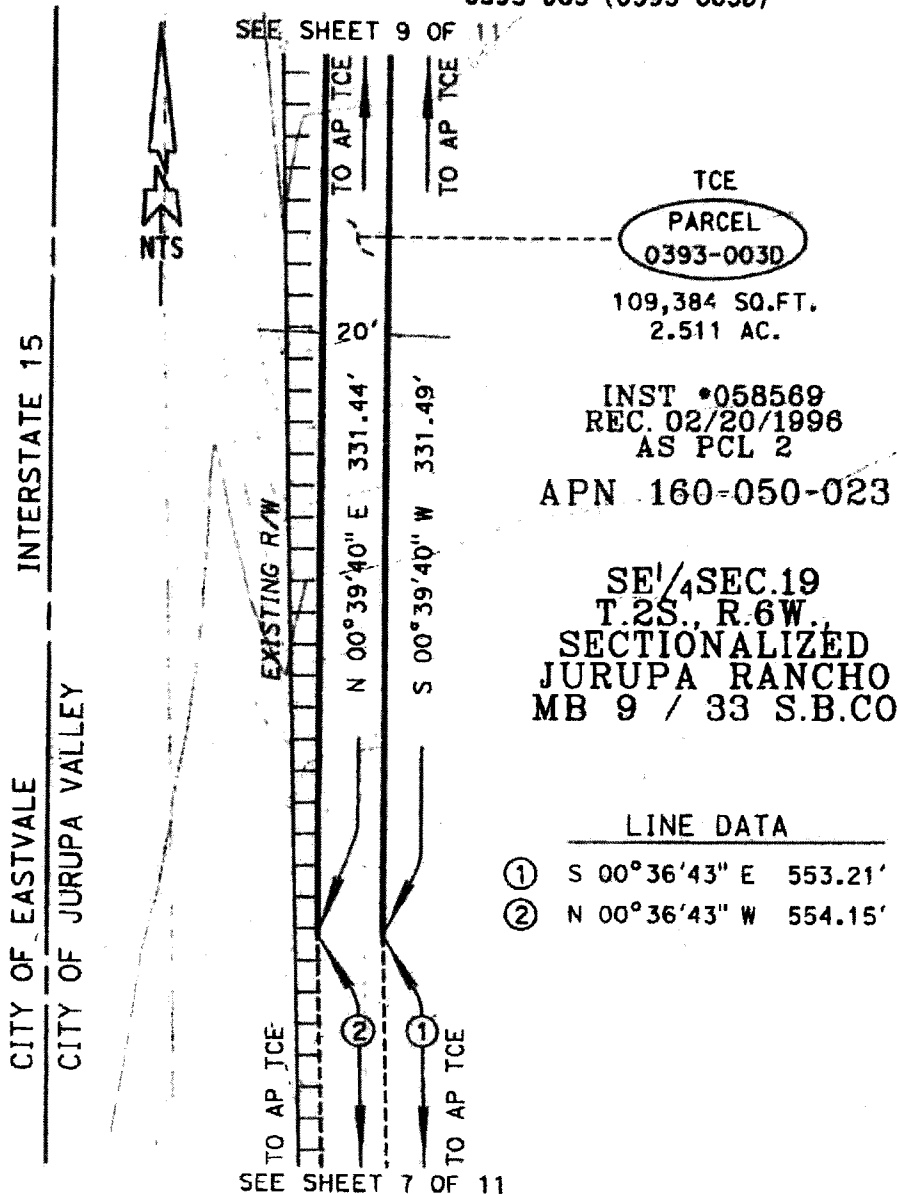
4-26-2017





# 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

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

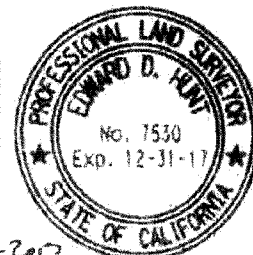
SHEET 8 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

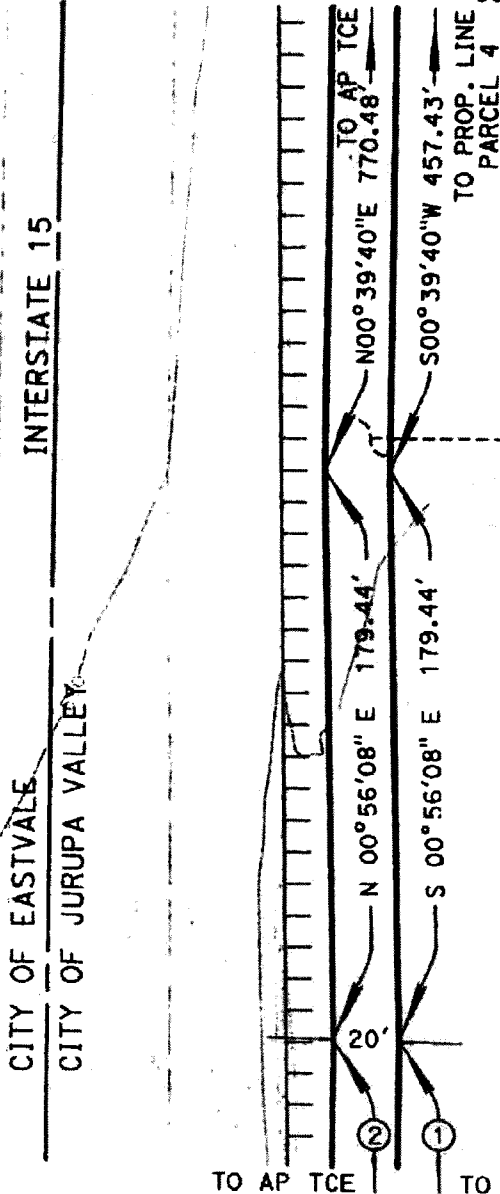
DATE:



# EXHIBIT "B"

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

SEE SHEET 10 OF 11



## LINE DATA

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

TCE

PARCEL  
0393-003D

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

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

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.L.

DATE: APRIL, 2017

SHEET 9 OF 11

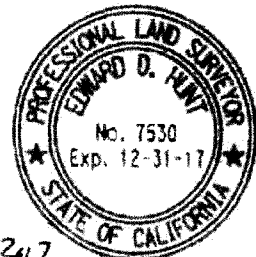
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT.  
SURVEY DIVISION

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)

SEE SHEET 11 OF 11

INTERSTATE 15

CITY OF EASTVALE

CITY OF JURUPA VALLEY

EXISTING R/W

20.00'

770.48'

457.43'

N 00°39'40" E

S 00°39'40" W

TO AP TCE

TO AP TCE

S 00°39'40" W  
312.80'

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

TCE

PARCEL

0393-003D

109,384 SQ. FT.  
2.511 AC.

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



INDICATES RESTRICTED  
ACCESS

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

WO No.: A3-0393

SCALE: NTS

PREPARED BY: J.A.M.

DATE: APRIL, 2017

SHEET 10 OF 11

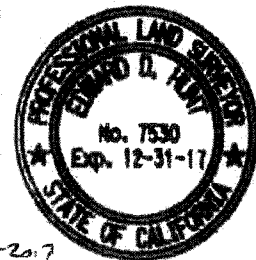
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

*David D. Hunt*

DATE: 4-20-2017



# EXHIBIT "B"

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

APN 160-050-072

PARCEL 3 PER LLA #15-004

DOC #2016-0154093 04/19/2016

PREFECTED PER DOC #2016-0158586

REC. 04/21/2016

S 89°24'17" E

20.00'

NLY LINE OF PARCEL 4

APN 160-050-073

PARCEL 4 PER LLA #15-004

DOC #2016-0154093 04/19/2016

PREFECTED PER DOC #2016-0158586

REC. 04/21/2016

TCE

PARCEL

0393-003D

109,384 SQ. FT.

2.511 AC.

NTS

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

SEE SHEET 10 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.M.

DATE: APRIL, 2017

SHEET 11 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

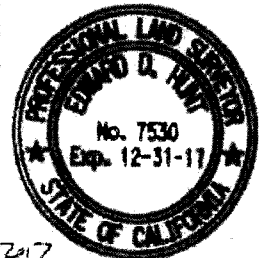
PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

*Edward D. Hume*

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

November 13, 2017

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

Re: Continuance of Public Hearing for the Adoption of Resolution No. 2017-203, Authorizing the Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project in the Cities of Eastvale and Jurupa Valley  
Parcel Nos. 0393-003A, 0393-003B, 0393-003C, and 0393-003D

Dear Property Owners:

On October 20, 2017, the County of Riverside provided a written Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project concerning the above identified parcels at a public meeting of the Board of Supervisors of Riverside County ("Board") to be held on November 14, 2017 at 9:00 a.m. This letter serves as notice that the hearing previously scheduled for November 14, 2017 is continued and will take place on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter.

As stated in the prior notice, 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, access control, and temporary construction access 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, at its public meeting to be held on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter, in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> 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 authorizes 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 that was adopted by the Board of Supervisors on October 17, 2017 and which authorized and set a hearing on the Resolution for December 5, 2017. As a result of recent modifications in design and construction planning, your property identified as Parcel 0393-003B is no longer required for construction of the proposed Project and will not be attached to the Resolution. In addition, the County has determined that only 68,614 square feet of the Parcel 0393-003D is necessary for the proposed Project. The corrected plat map for Parcel 0393-003D will be attached to the Resolution. An amended offer was sent on November 6, 2017 for Parcels 0393-003A, 0393-003C and 0393-003D which will be the subject of Resolution on December 5, 2017.

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, 1<sup>st</sup> 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](mailto: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](mailto:dstahovi@rivco.org). Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cecilia Gil", is positioned above a horizontal line.

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

---

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

(REVISED HEARING DATE: DECEMBER 5, 2017 @ 9:00 a.m. or as soon as possible  
thereafter)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

TELEPHONE NO.: (\_\_\_\_\_) \_\_\_\_\_

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

\_\_\_\_\_  
(Signature)



Board of Supervisors

County of Riverside

**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<br>(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  |

FORM APPROVED COUNTY COUNSEL  
BY: [Signature] DATE: 10-17-17

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<br>0393-001B  | X         |          |                                  | x                                |
| 0393-002A<br>0393-002E<br>0393-002F<br>0393-002G<br>0393-002I | X         |          | JCSD* easement<br>Access control | X<br>X                           |
| 0393-003A<br>0393-003B<br>0393-003C<br>0393-003D              | X<br>X    |          | Access control                   | X                                |
| 0393-004A<br>0393-004B  | X         |          |                                  | X                                |
| 0393-005A<br>0393-005C<br>0393-005G<br>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 1<sup>st</sup> 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 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
19 Nays: None  
20 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-INEM, Clerk of said Board  
24 By  Deputy  
25  
26  
27  
28

**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  $89^{\circ}39'40''$  EAST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 548.05 FEET;

THENCE LEAVING SAID SECTION LINE NORTH  $00^{\circ}20'20''$  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  $65^{\circ}17'45''$  WEST;

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

(COURSE "A") THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH  $72^{\circ}17'49''$  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:





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

COURSE "A"

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

T.2S., R.6W., S.B.M.  
SE COR. SEC. 19

PARCEL  
0393-003A

16,471 SQ.FT.  
0.378 AC.

CURVE DATA

①  $\Delta = 15^{\circ}38'37''$   
 $R = 100.00'$   
 $L = 27.30'$   
 $T = 13.74'$

LINE DATA

- ① N 00°20'20" E 211.21'
- ② N 72°17'49" E 17.06'
- ③ S 16°53'38" E 65.71'
- ④ S 65°17'45" W 60.43'

INDICATES  
RESTRICTED ACCESS

INDICATES RESTRICTED  
ACCESS RELINQUISHED

T.P.O.B.

COURSE "C"

COURSE "D" ~~11~~

$$\begin{aligned}\Delta &= 64^{\circ} 57' 27'' \\ R &= 219.99' \\ L &= 249.41' \\ T &= 140.04'\end{aligned}$$

## SECTION 19

## SECTION 30

SOUTH  
1/4 COR.

P.O.B.

RAD. S

S 89°39'40" E 548.05'

1

-CL-

-LIMONITE

-N 89°39'41" W

-AVENUE

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

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

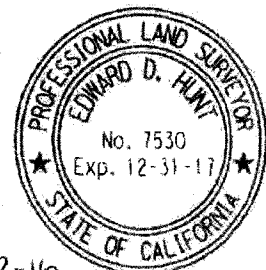
PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

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: 2.11.2016

SHEET 1 OF 1



**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.

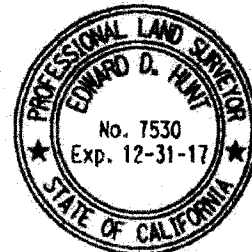
THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSES "A" THROUGH "D" INCLUSIVE, HEREINABOVE DESCRIBED.

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)

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

SE 1/4 SEC. 19  
T.29. N. R.6W.  
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

COURSE "B"

PARCEL 2

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

SECTION 19

SECTION 30

CL --- LIMONITE AVENUE ---

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

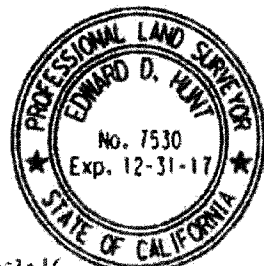
PROJECT: LIMONITE AVE (I-16 INTERCHANGE)

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.

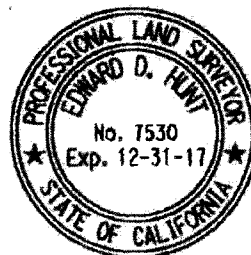
THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS (COURSE "A"), HEREINABOVE DESCRIBED.

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

PREPARED UNDER MY SUPERVISION:

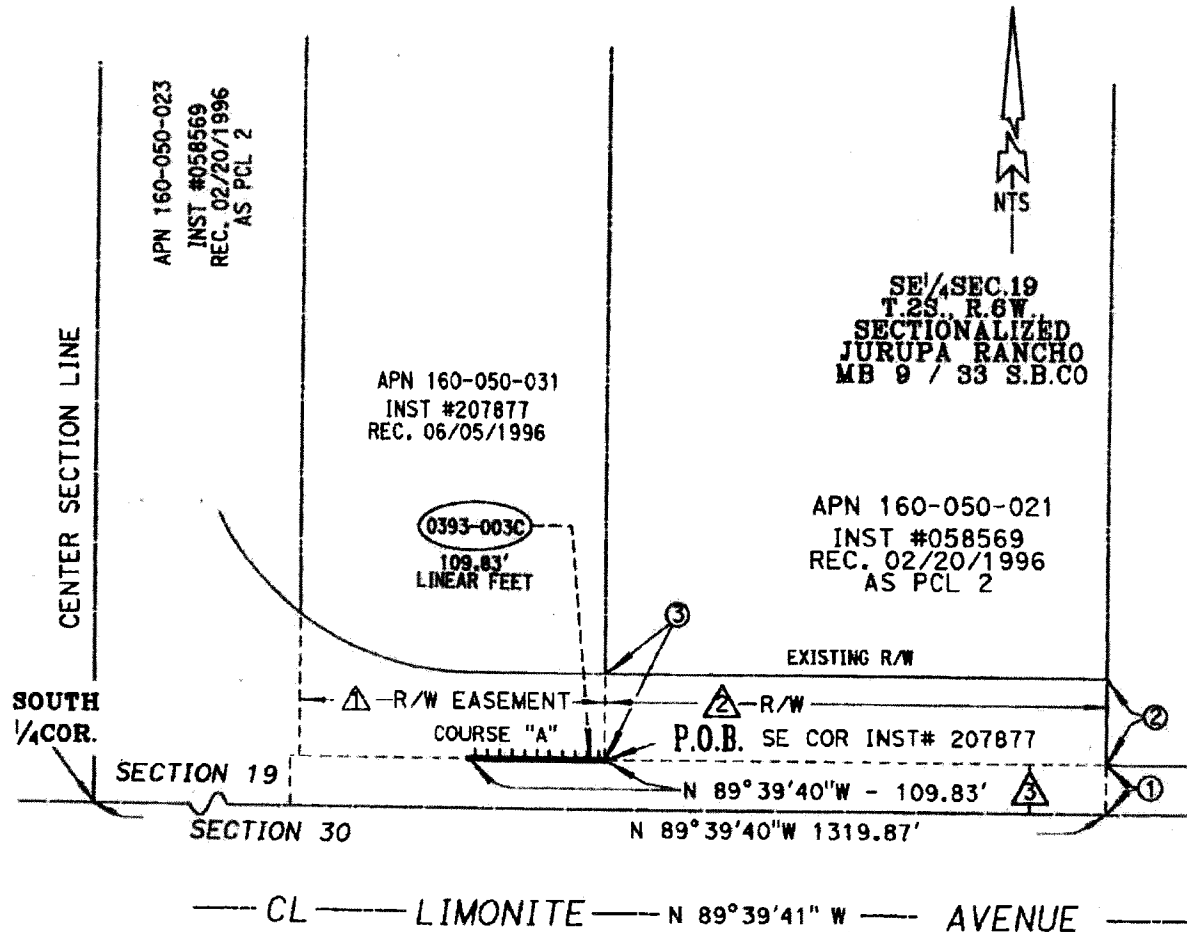
  
EDWARD D. HUNT P.L.S. 7530

1-4-2017  
DATED:



# EXHIBIT "B"

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

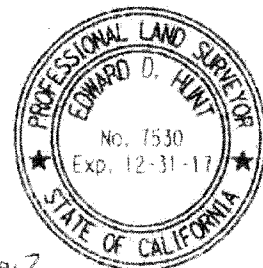
## LINE DATA

- 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

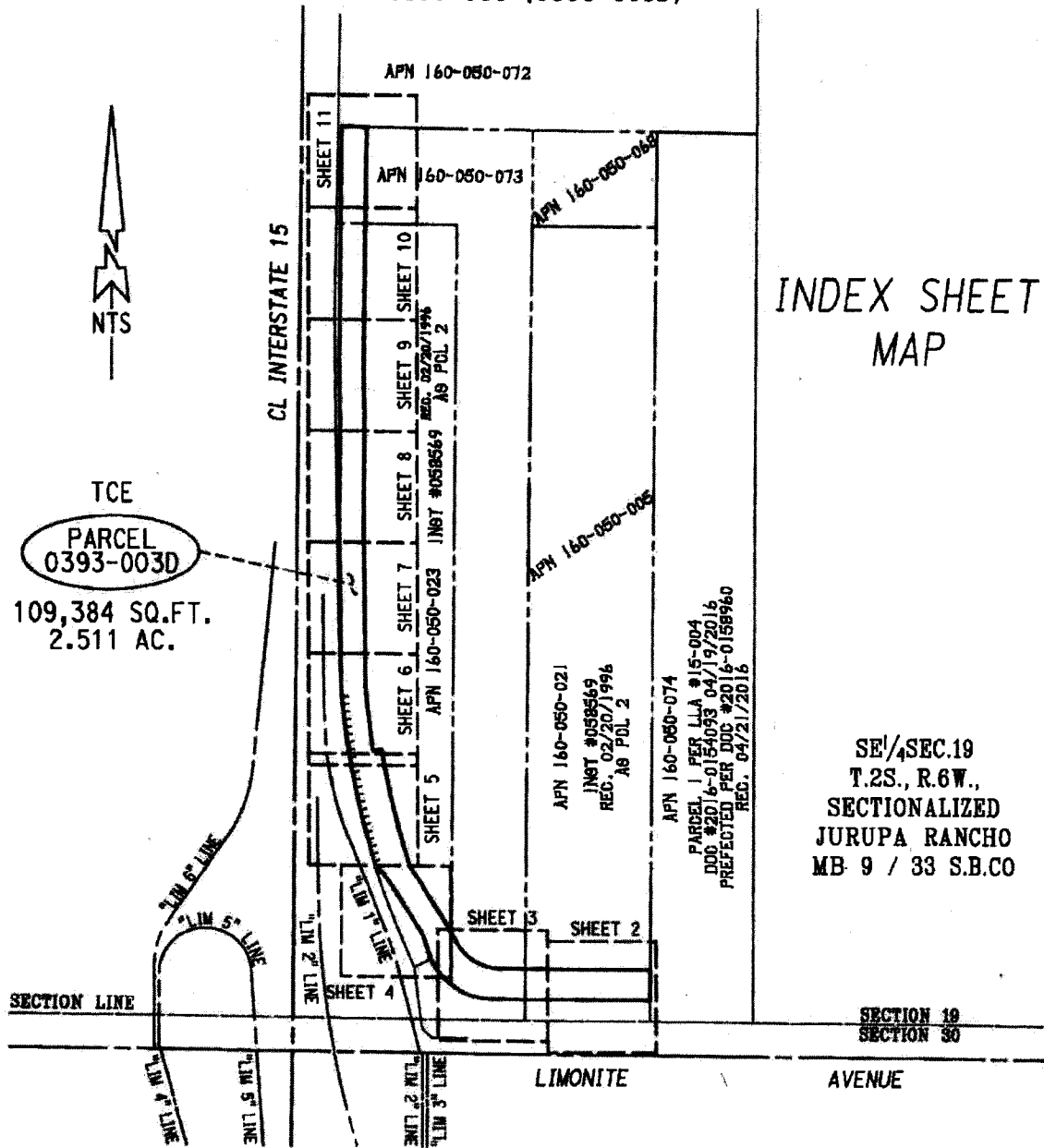
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

|                      |  |
|----------------------|--|
| PCL No.: 0393-003C   | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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: JANUARY, 2017  | DATE: 1-4-2017   |
| SHEET 1 OF 1         |  |



# EXHIBIT "B"

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

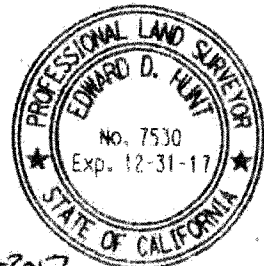


## INDEX SHEET MAP

SE 1/4 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.: 0393-003D  | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION |
| WO No.: A3-0393     | PROJECT: LIMONITE AVE (I-15 INTERCHANGE)                          |
| SCALE: NTS          |   |
| PREPARED BY: J.A.L. |   |
| DATE: APRIL, 2017   |   |
| SHEET 1 OF 11       | APPROVED BY: <i>Edward D. Hunt</i> DATE: 4-20-2017                |

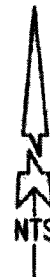


# EXHIBIT "B"

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

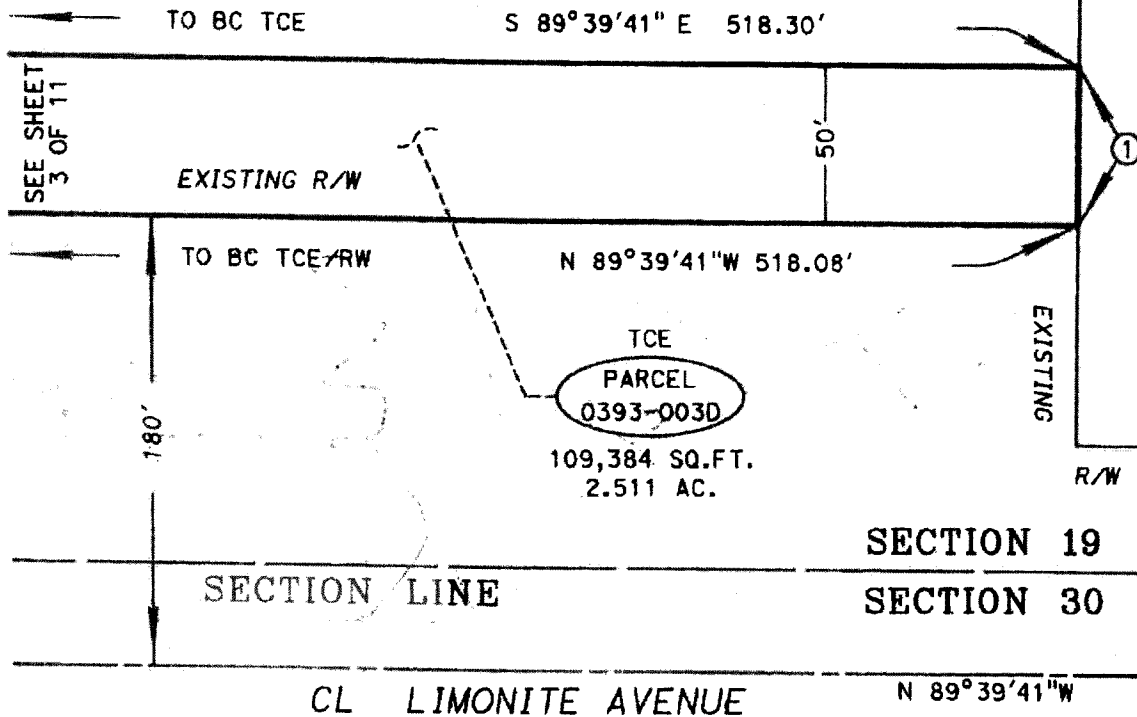
SE 1/4 SEC. 19  
T. 2S., R. 6W.,  
SECTIONALIZED  
JURUPA RANCHO  
MB 9 / 33 S.B.CO

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



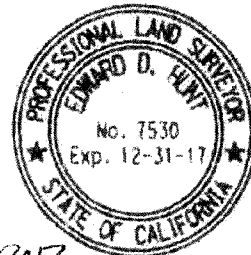
## LINE DATA

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,<br>SURVEY DIVISION |
| WO No.: A3-0393     |   |
| SCALE: NTS          | PROJECT: LIMONITE AVE (I-15 INTERCHANGE)                          |
| PREPARED BY: J.A.L. |   |
| DATE: APRIL, 2017   | APPROVED BY: <i>[Signature]</i> DATE: 4/20/2017                   |
| SHEET 2 OF 11       |   |

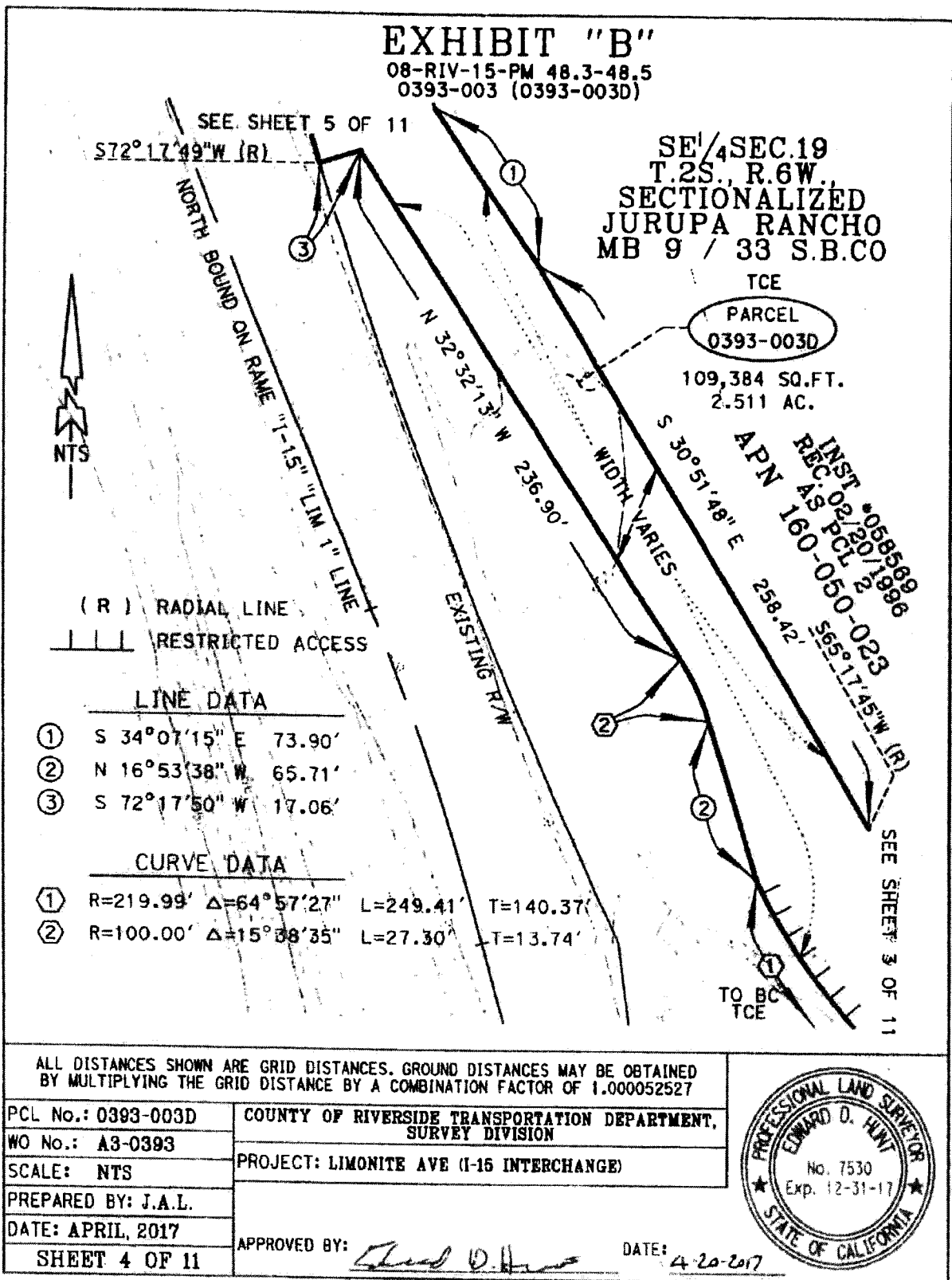






# EXHIBIT "B"

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



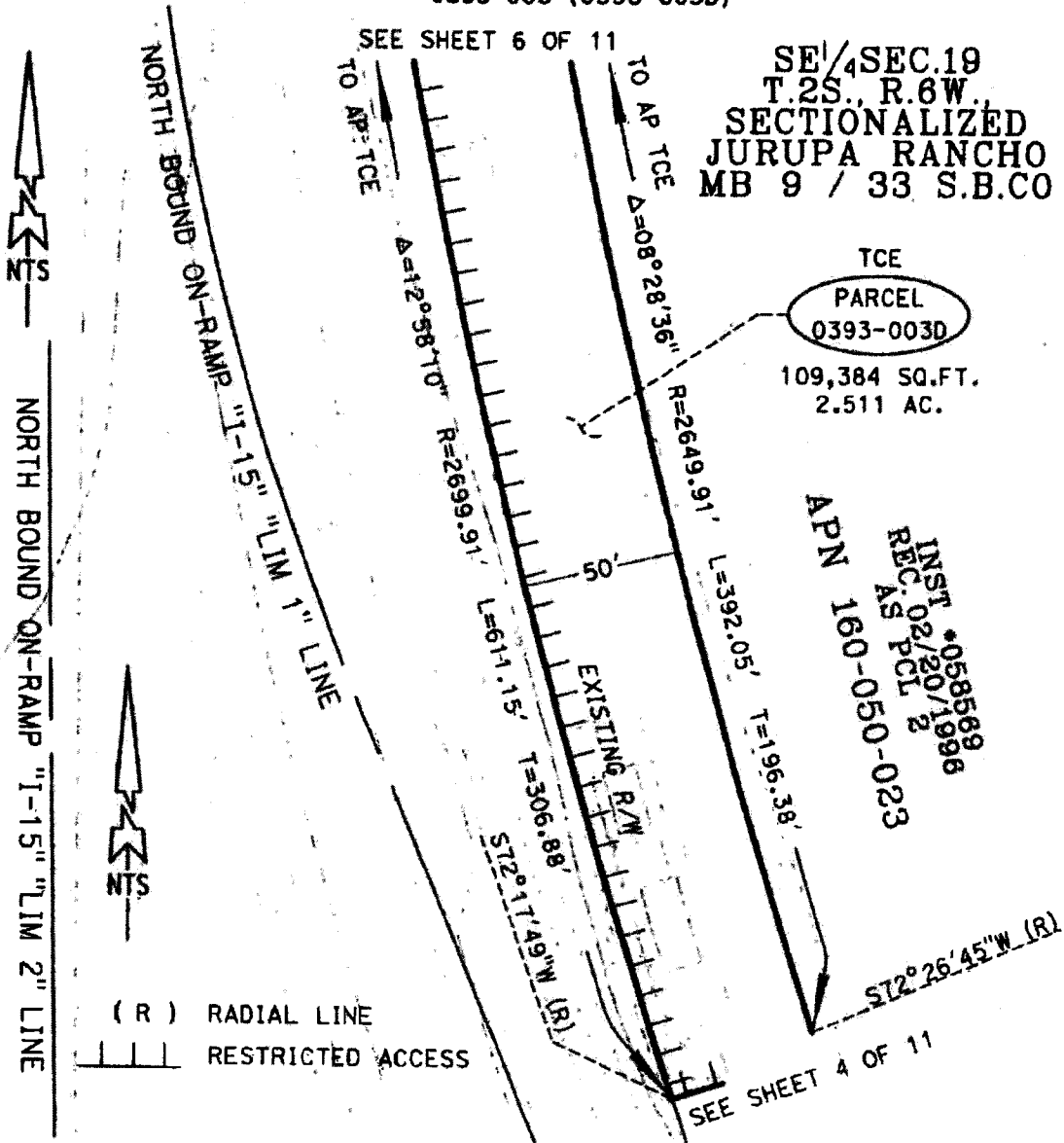
# EXHIBIT "B"

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

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

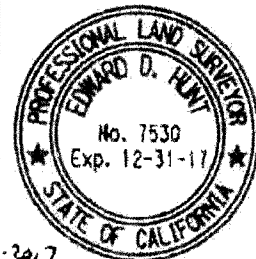
TCE  
PARCEL  
0393-003D  
109,384 SQ.FT.  
2.511 AC.

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



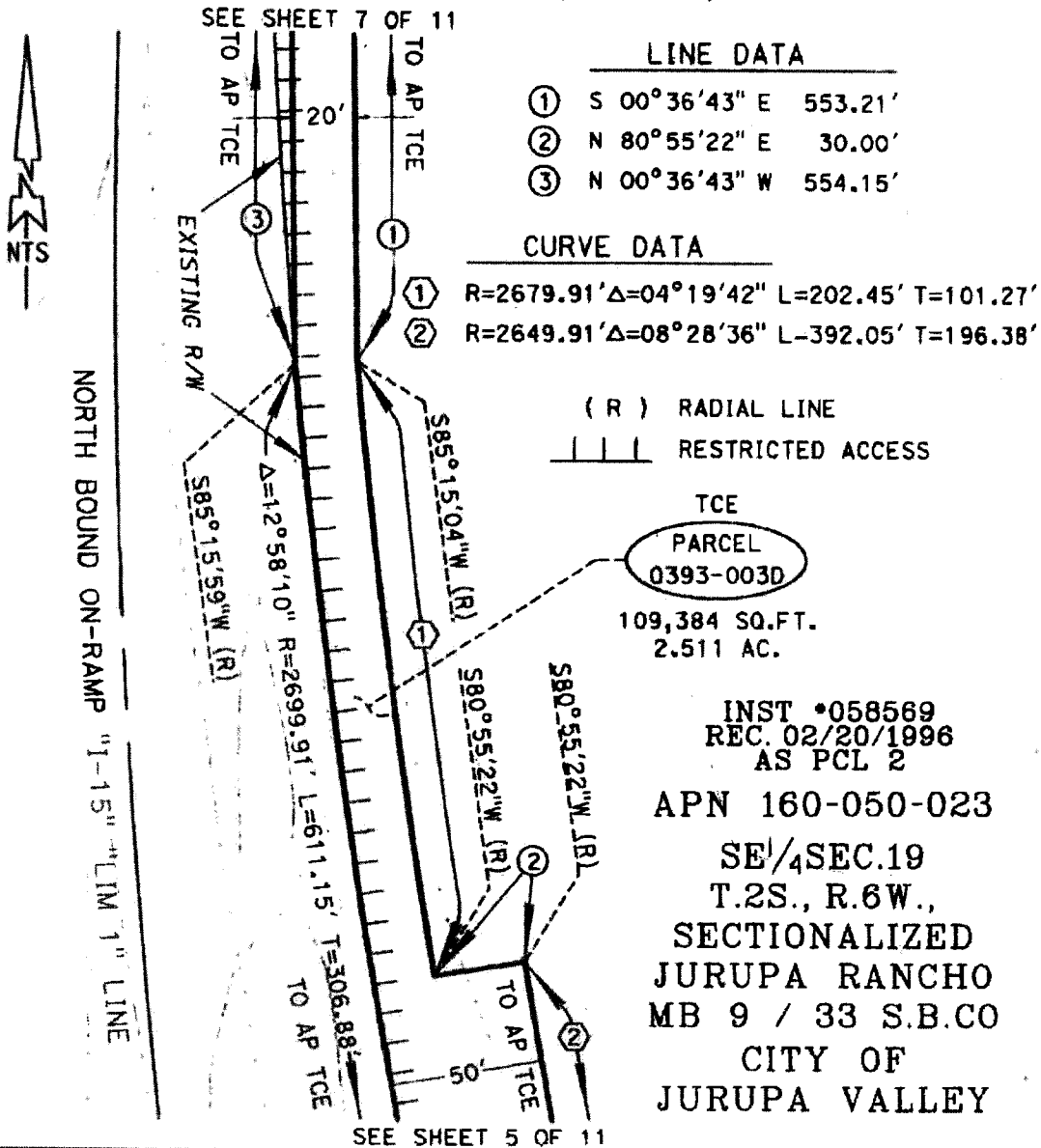
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000052527

|                     |   |
|---------------------|---|
| PCL No.: 0393-003D  | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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: <i>4-20-2017</i>         |



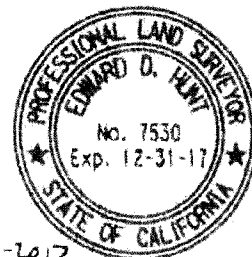
# EXHIBIT "B"

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,<br>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>[Signature]</i> DATE: 4-20-2017                   |
| SHEET 6 OF 11       |   |

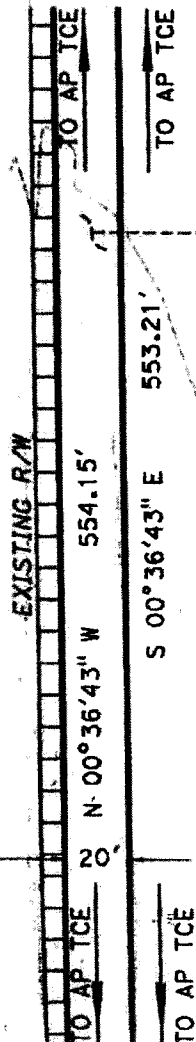


# EXHIBIT "B"

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

SEE SHEET 8 OF 11

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



TCE

PARCEL

0393-003D

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

SEE SHEET 6 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 7 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

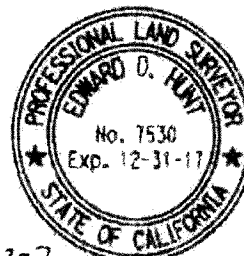
PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

*Edward D. Hunt*

DATE:

4-24-2017



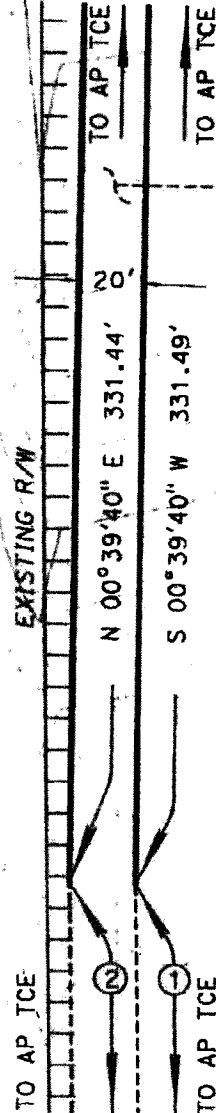
# EXHIBIT "B"

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

SEE SHEET 9 OF 11



CITY OF EASTVALE  
CITY OF JURUPA VALLEY  
INTERSTATE 15



TCE

PARCEL

0393-003D

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

## LINE DATA

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

SEE SHEET 7 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 8 OF 11

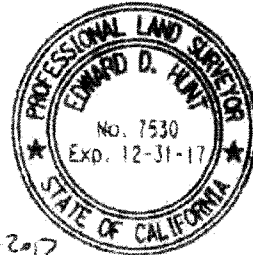
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

*Edward D. Hunt*

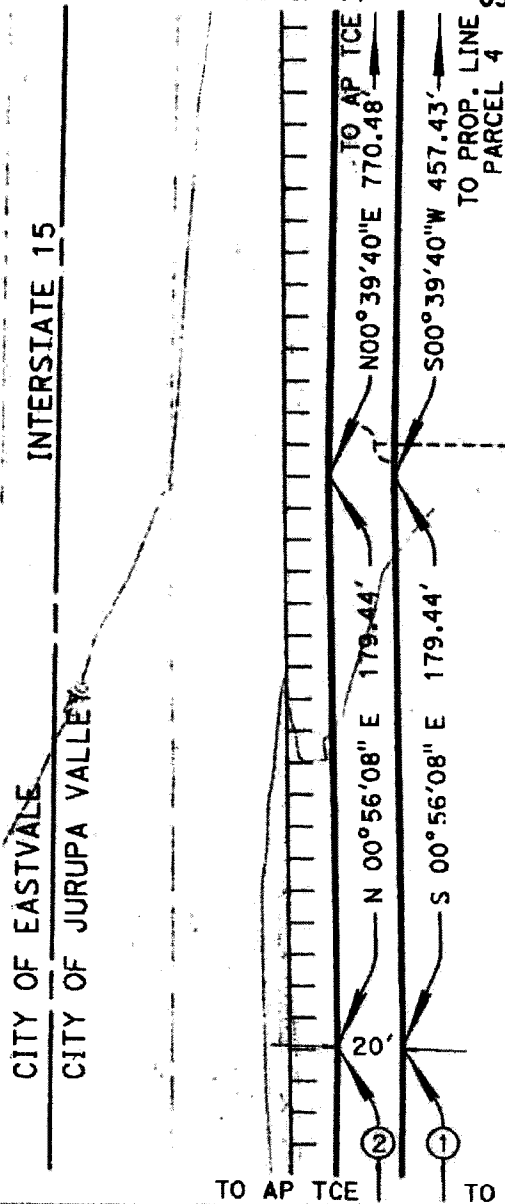
DATE: 4-20-2017



# EXHIBIT "B"

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

SEE SHEET 10 OF 11



## LINE DATA

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

TCE

PARCEL

0393-003D

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

SEE SHEET 8 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 9 OF 11

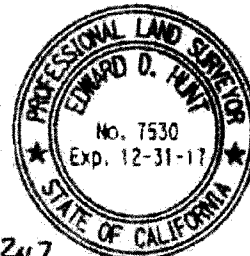
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

*Edward D. Hunt*

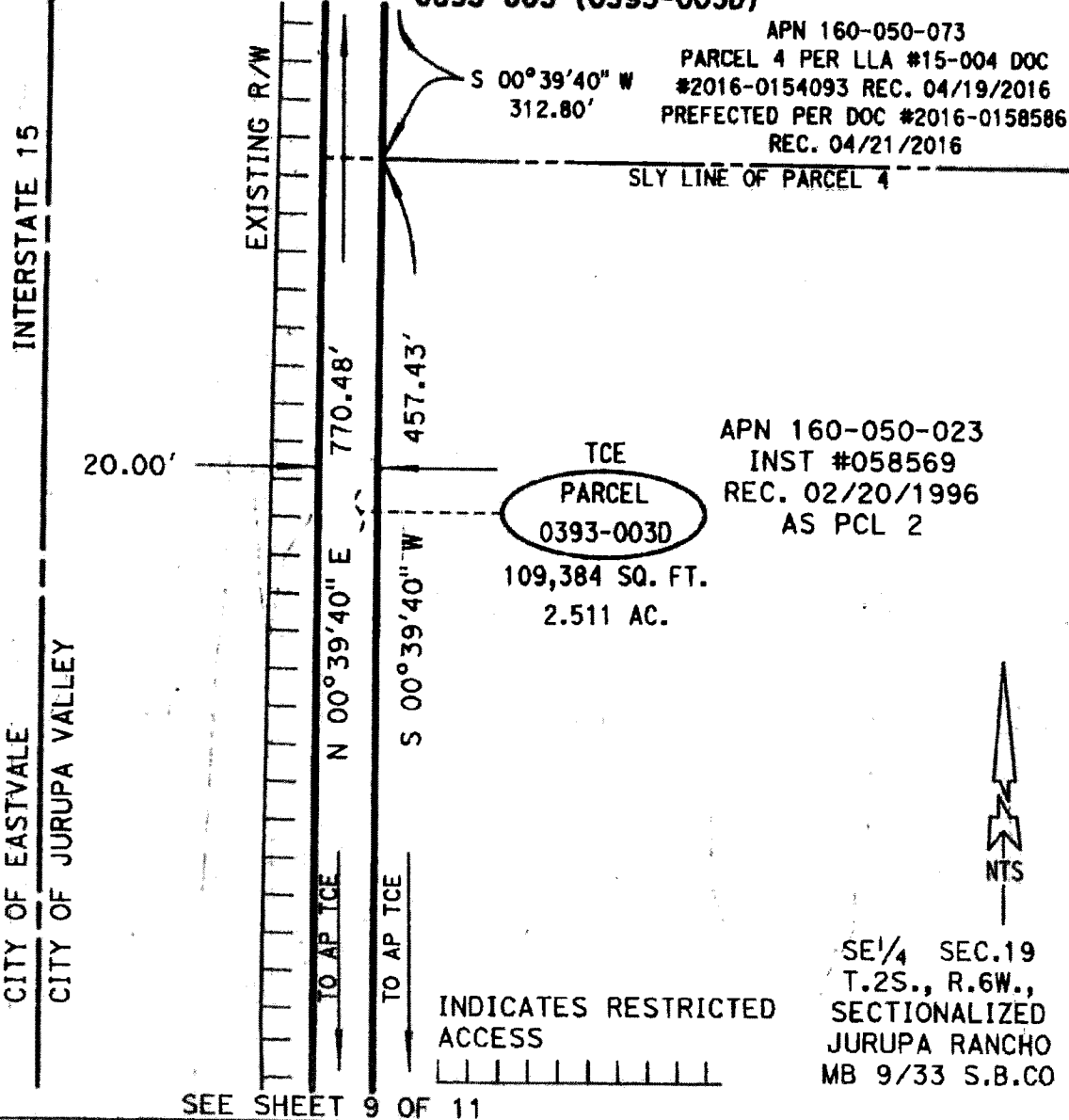
DATE: 4-20-2017



# EXHIBIT "B"

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

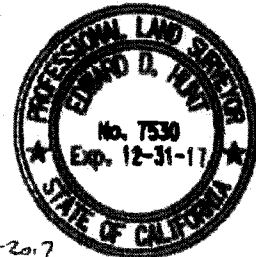
SEE SHEET 11 OF 11



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  | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION |
| WO No.: A3-0393     | PROJECT: LIMONITE AVE (I-15 INTERCHANGE)                          |
| SCALE: NTS          |   |
| PREPARED BY: J.A.M. |   |
| DATE: APRIL, 2017   | APPROVED BY: <i>Edward D. Hunt</i> DATE: 4-20-2017                |
| SHEET 10 OF 11      |   |





# EXHIBIT "B"

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

APN 160-050-072  
PARCEL 3 PER LLA #15-004  
DOC #2016-0154093 04/19/2016  
PREFECTED PER DOC #2016-0158586  
REC. 04/21/2016

S 89°24'17" E  
20.00'

NLY LINE OF PARCEL 4

APN 160-050-073  
PARCEL 4 PER LLA #15-004  
DOC #2016-0154093 04/19/2016  
PREFECTED PER DOC #2016-0158586  
REC. 04/21/2016

TCE

PARCEL

0393-003D

109,384 SQ. FT.  
2.511 AC.



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

SEE SHEET 10 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.: AS-0393

SCALE: NTS

PREPARED BY: J.A.M.

DATE: APRIL, 2017

SHEET 11 OF 11

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

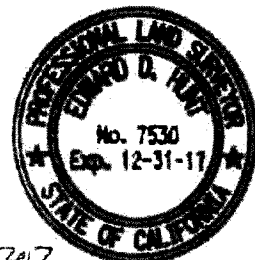
PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

*Edward D. Hume*

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

November 13, 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: Continuance of Public Hearing for the Adoption of Resolution No. 2017-203, Authorizing the Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project in the Cities of Eastvale and Jurupa Valley  
Parcel Nos. 0393-005A, 0393-005C, 0393-005G, and 0393-005H

Dear Property Owners:

On October 20, 2017, the County of Riverside provided a written Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project concerning the above identified parcels at a public meeting of the Board of Supervisors of Riverside County ("Board") to be held on November 14, 2017 at 9:00 a.m. This letter serves as notice that the hearing previously scheduled for November 14, 2017 is continued and will take place on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter.

As stated in the prior notice, 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, permanent easement for water line purposes, and temporary construction access 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, at its public meeting to be held on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter, in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> 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 authorizes 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 maps of the required property (Parcel Nos. 0393-005A, 0393-005C, 0393-005G) and plat map of the required property (Parcel No. 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, 1<sup>st</sup> 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](mailto: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](mailto:dstahovi@rivco.org). Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cecilia Gil".

---

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

**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**

**(REVISED HEARING DATE: DECEMBER 5, 2017 @ 9:00 a.m. or as soon as possible  
thereafter)**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**TELEPHONE NO.:** (\_\_\_\_\_) \_\_\_\_\_

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

\_\_\_\_\_  
(Signature)

Board of Supervisors

County of Riverside

**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<br>(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<br>0393-001B  | X         |          |                                  | x                                |
| 0393-002A<br>0393-002E<br>0393-002F<br>0393-002G<br>0393-002I | X         |          | JCSD* easement<br>Access control | X<br>X                           |
| 0393-003A<br>0393-003B<br>0393-003C<br>0393-003D              | X<br>X    |          | Access control                   | X                                |
| 0393-004A<br>0393-004B  | X         |          |                                  | X                                |
| 0393-005A<br>0393-005C<br>0393-005G<br>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 1<sup>st</sup> 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-THOMAS, Clerk of said Board  
24 By  Deputy  
25  
26  
27  
28

**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

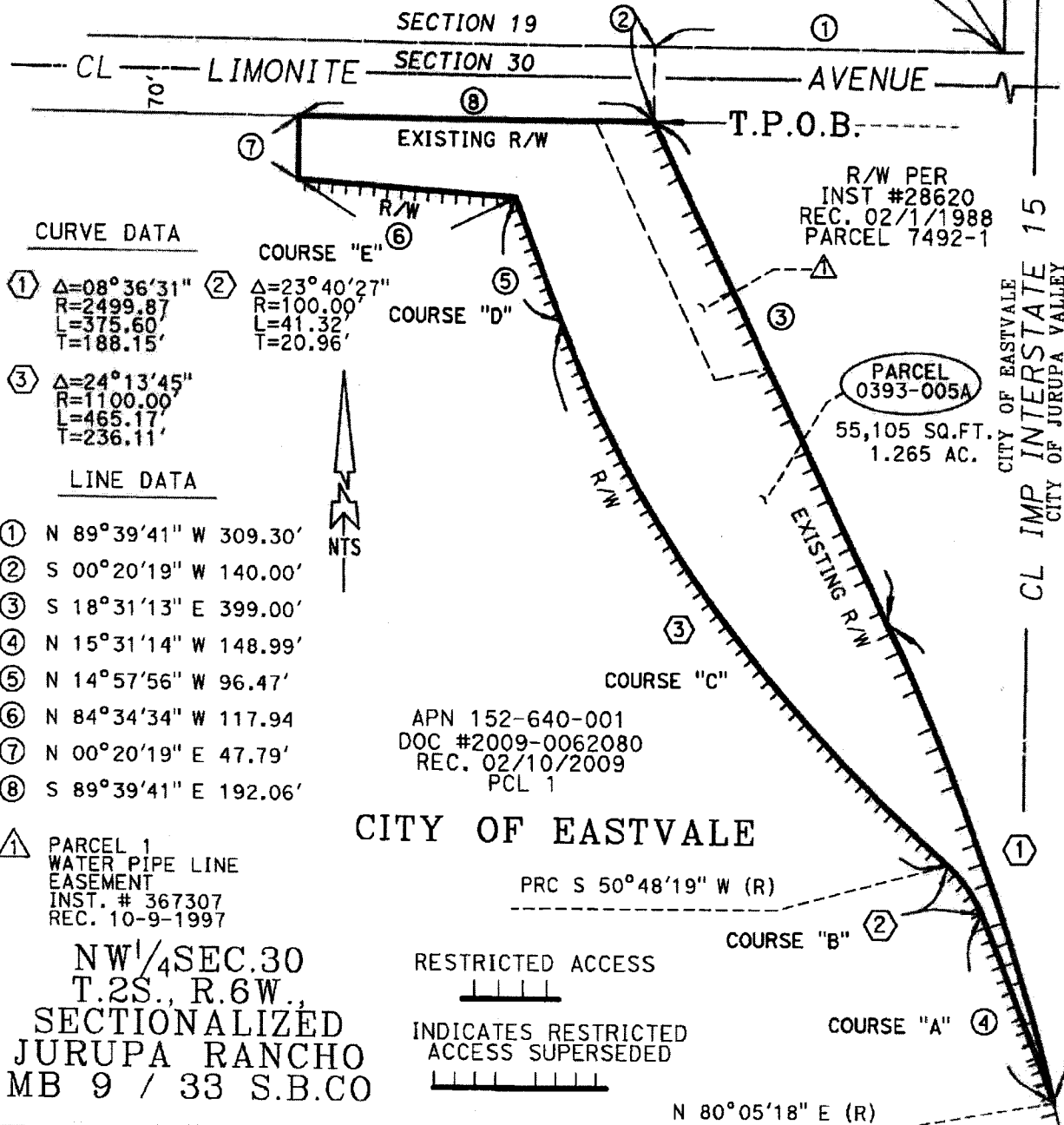
DATED: 3-16-2017



# EXHIBIT "B"

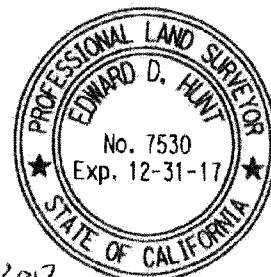
08-RIV-15-PM 48.3-48.5-0393-005 (0393-005A)

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



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,<br>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: MARCH, 2017   | DATE: 3-16-2017  |
| 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.

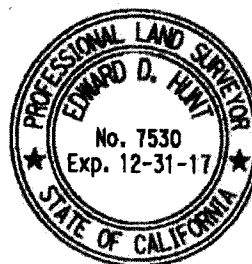
THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO LIMONITE AVENUE OVER AND ACROSS COURSES "A" THROUGH "D" INCLUSIVE, HEREINABOVE DESCRIBED.

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

PREPARED UNDER MY SUPERVISION:

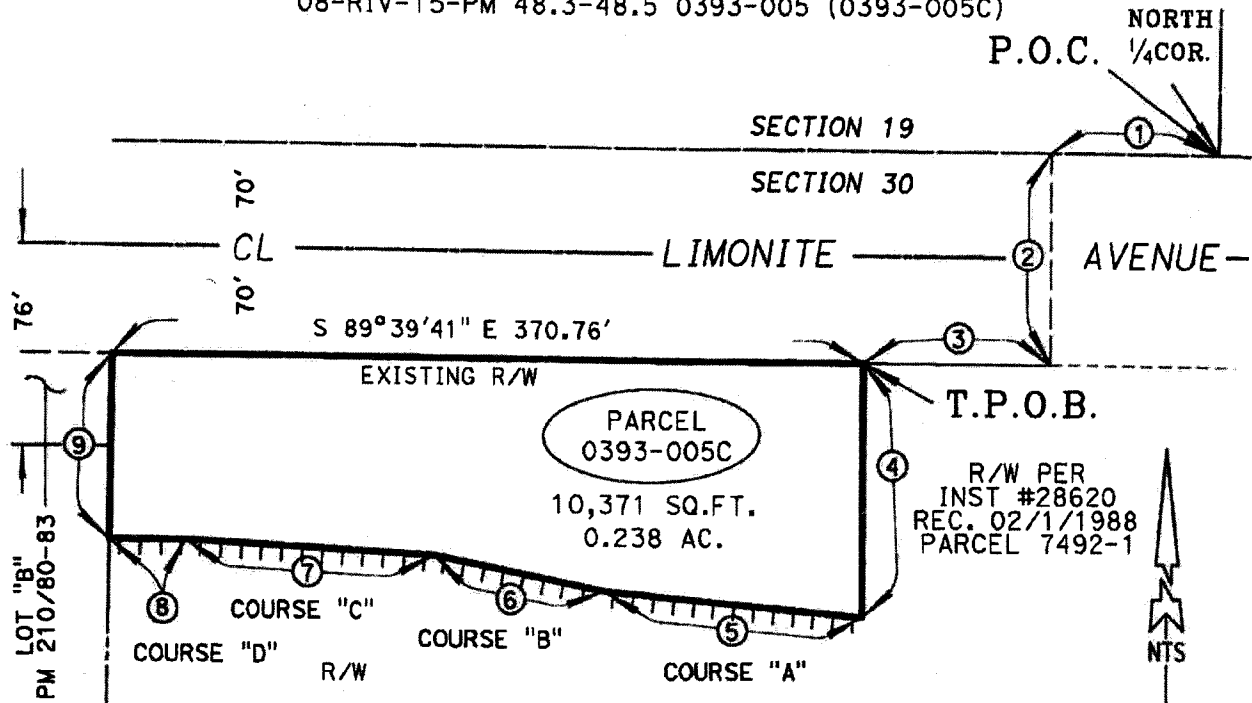
Edward D. Hunt  
EDWARD D. HUNT P.L.S. 7530

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

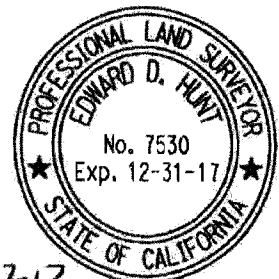


EXHIBIT "A"  
LEGAL DESCRIPTION  
0393-005G

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°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°57'56" EAST, AND A DISTANCE OF 96.47 FEET, AS DESCRIBED BY SAID DOCUMENT NUMBER 2017-\_\_\_\_\_;

THENCE SOUTH 14°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°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.

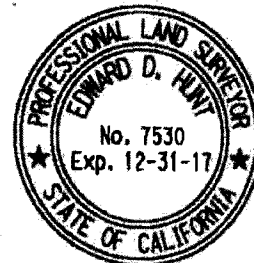
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

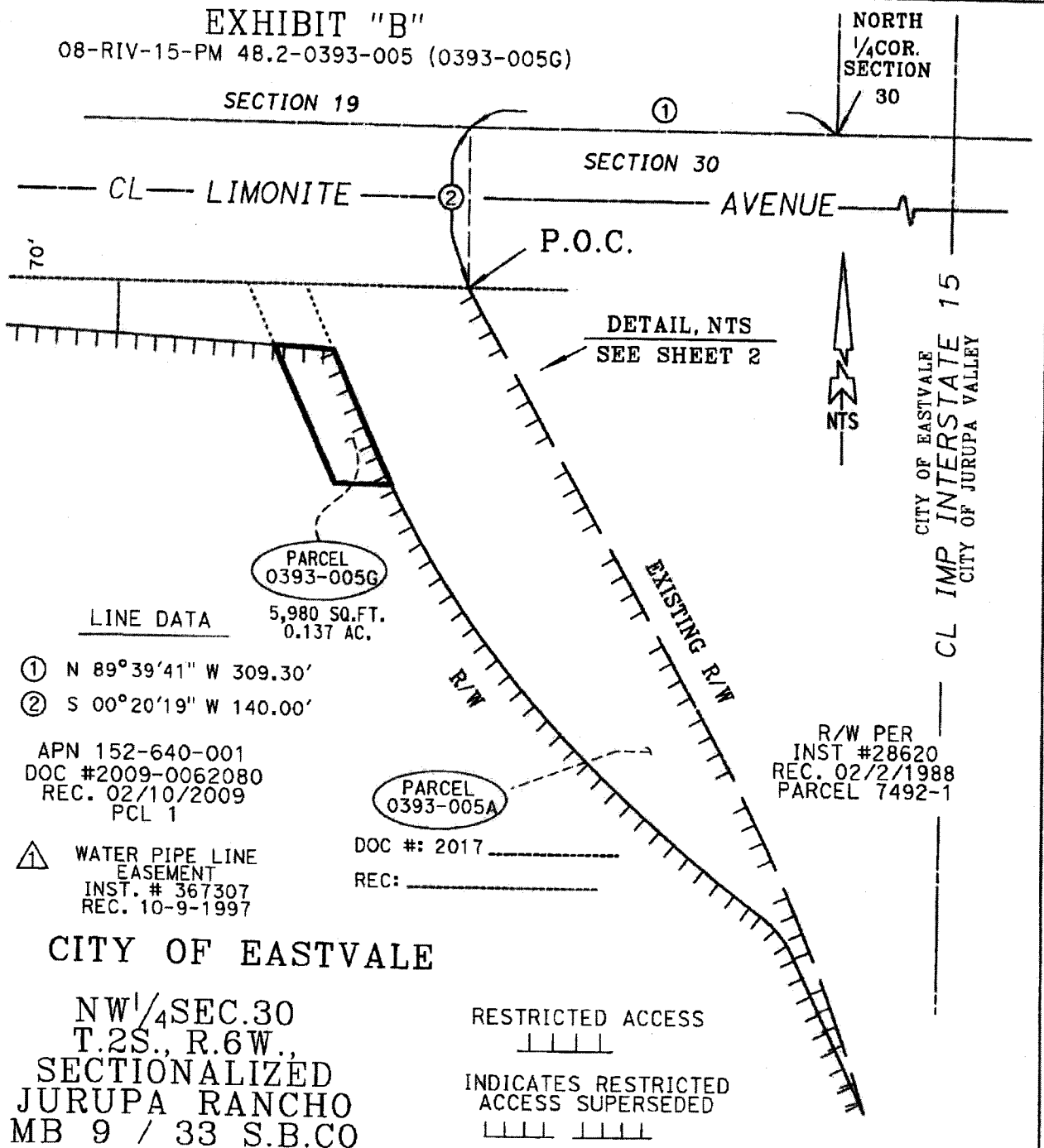
Edward D. Hunt  
EDWARD D. HUNT P.L.S. 7530

DATED: 3-16-2017



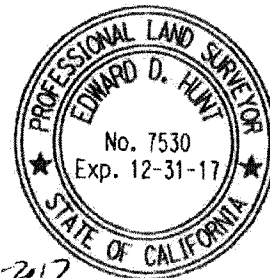
# EXHIBIT "B"

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



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   | 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: FEBRUARY, 2017 |  |
| SHEET 1 OF 2         |  |



# EXHIBIT "B"

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

NORTH  
1/4 COR.  
SECTION  
30

SECTION 19

SECTION 30

PARCEL  
0393-005E

CL— LIMONITE

AVENUE

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

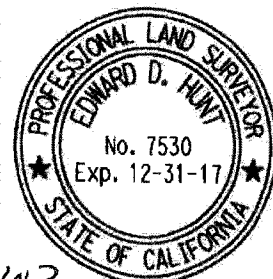
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

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.

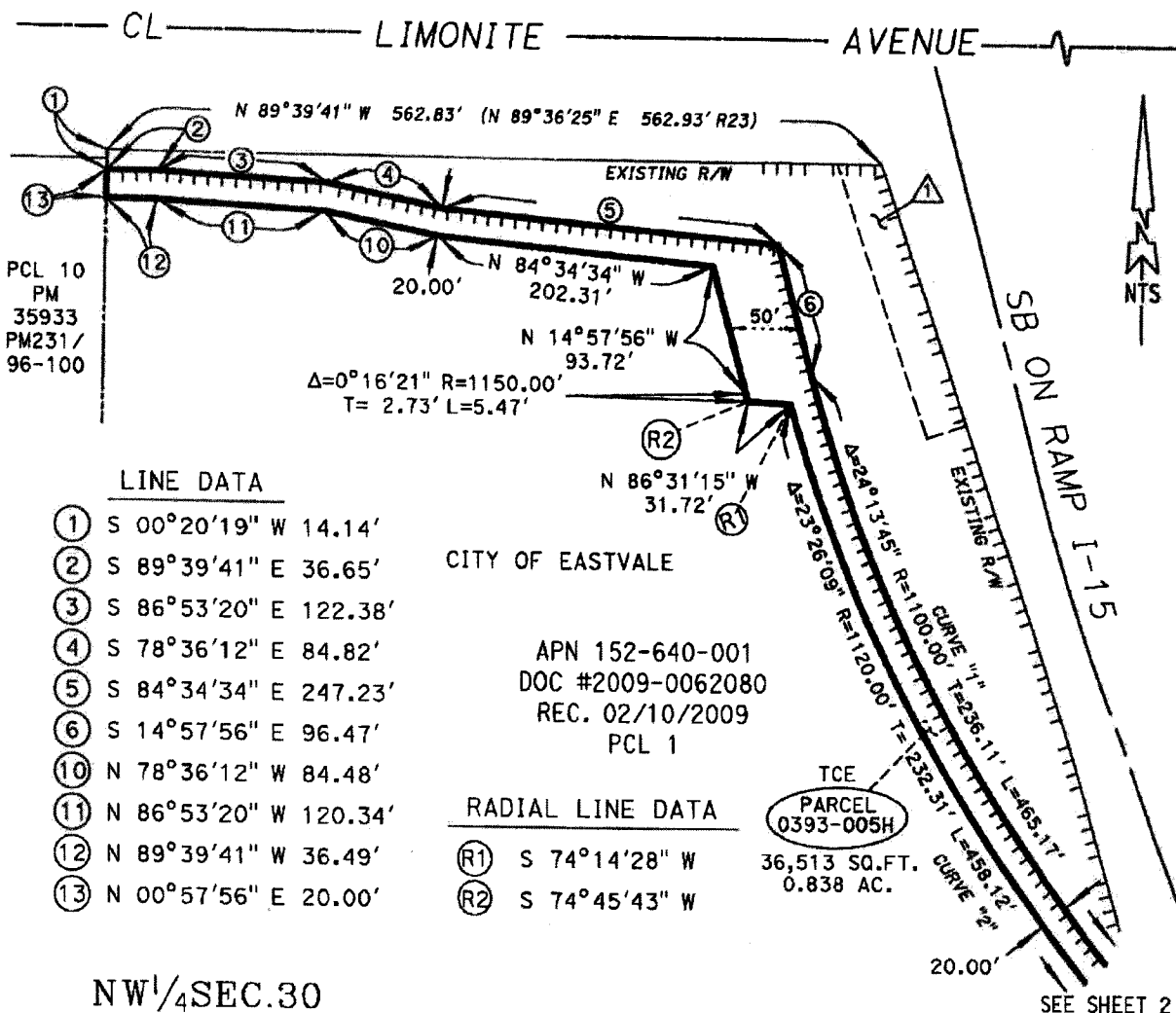
APPROVED BY:

DATE: 3-16-2017



# EXHIBIT "A"

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



## LINE DATA

- ① S 00°20'19" W 14.14'
- ② S 89°39'41" E 36.65'
- ③ S 86°53'20" E 122.38'
- ④ S 78°36'12" E 84.82'
- ⑤ S 84°34'34" E 247.23'
- ⑥ S 14°57'56" E 96.47'
- ⑩ N 78°36'12" W 84.48'
- ⑪ N 86°53'20" W 120.34'
- ⑫ N 89°39'41" W 36.49'
- ⑬ N 00°57'56" E 20.00'

## RADIAL LINE DATA

- ① S 74°14'28" W
- ② S 74°45'43" W

NW¼SEC.30  
T.2S., R.6W.,  
SECTIONALIZED  
JURUPA RANCHO  
MB 9 / 33 S.B.CO

INDICATES  
RESTRICTED ACCESS



△ PARCEL 1  
WATER PIPE LINE  
EASEMENT  
INST. # 367307  
REC. 10-9-1997

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

WO No.: A3-0393

SCALE: NTS

PREPARED BY: JAM

DATE: APRIL, 2017

SHEET 1 OF 2

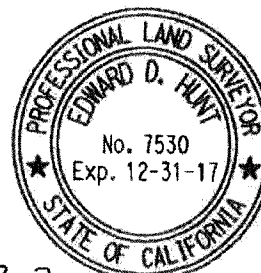
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: LIMONITE AVE (I-15 INTERCHANGE)

APPROVED BY:

*Edward D. Hunt*

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

November 13, 2017

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

Re: Continuance of Public Hearing for the Adoption of Resolution No. 2017-203, Authorizing the Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project in the Cities of Eastvale and Jurupa Valley  
Parcel Nos. 0393-005A, 0393-005C, 0393-005G, and 0393-005H

Dear Property Owners:

On October 20, 2017, the County of Riverside provided a written Notice of Intention to Adopt a Resolution of Necessity for the Limonite Avenue/Interstate 15 Interchange Project concerning the above identified parcels at a public meeting of the Board of Supervisors of Riverside County ("Board") to be held on November 14, 2017 at 9:00 a.m. This letter serves as notice that the hearing previously scheduled for November 14, 2017 is continued and will take place on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter.

As stated in the prior notice, 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, permanent easement for water line purposes, and temporary construction access 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, at its public meeting to be held on **December 5, 2017 at 9:00 a.m.**, or as soon as possible thereafter, in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> 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 authorizes 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 maps of the required property (Parcel Nos. 0393-005A, 0393-005C, 0393-005G) and plat map of the required property (Parcel No. 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.

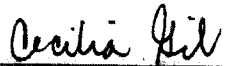
Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem  
Clerk to the Board of Supervisors  
County Administrative Center  
PO Box 1147  
4080 Lemon Street, 1<sup>st</sup> 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](mailto: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](mailto:dstahovi@rivco.org). Thank you.

Sincerely,



---

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

**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**

**(REVISED HEARING DATE: DECEMBER 5, 2017 @ 9:00 a.m. or as soon as possible  
thereafter)**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

TELEPHONE NO.: (\_\_\_\_\_) \_\_\_\_\_

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

\_\_\_\_\_  
(Signature)

1 Board of Supervisors

County of Riverside

2 **Resolution No. 2017-202**

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

5 **WHEREAS**, the portion of real properties that are the subject of this Notice  
6 (collectively the "Subject Properties") are located in the Cities of Eastvale and Jurupa  
7 Valley, County of Riverside, State of California, are legally described and pictorially  
8 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,  
1 Parcels 0393-003A, 0393-003B, 0393-003C, and 0393-003D, Parcels 0393-004A and  
2 0393-004B, Parcels 0393-005A, 0393-005C, 0393-005G and 0393-005H, Parcel 0393-  
3 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;

18

19

20

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24

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28

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

FORM APPROVED COUNTY COUNSEL  
BY: GREGG M. GUY  
DATE: 10-16-17

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

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

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

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

23 \*Jurupa Community Services District

24

25 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the

26 Subject Property Interests by eminent domain include Article 1, Section 19 of the

27 California Constitution; Section 25350.5 of the Government Code; Section 760 of the

28

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 1<sup>st</sup> 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  
21 Absent: None

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

24  
25  
26  
27  
28  
KECIA HARPER-IREM, Clerk of said Board

By 

Deputy



**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

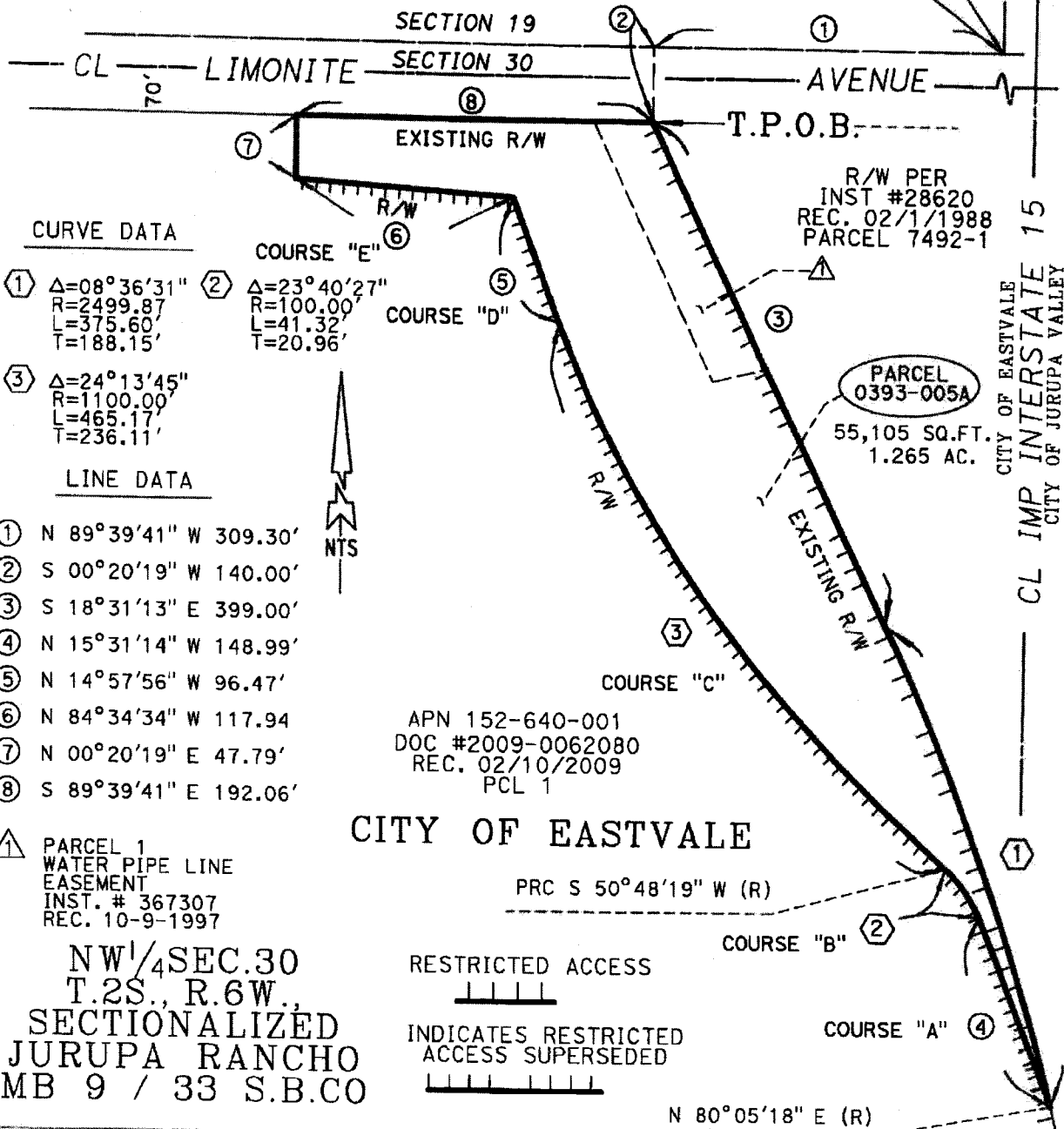
DATED: 3-16-2017



# 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

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

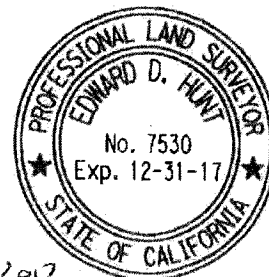


EXHIBIT "A"  
LEGAL DESCRIPTION  
0393-005C

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:

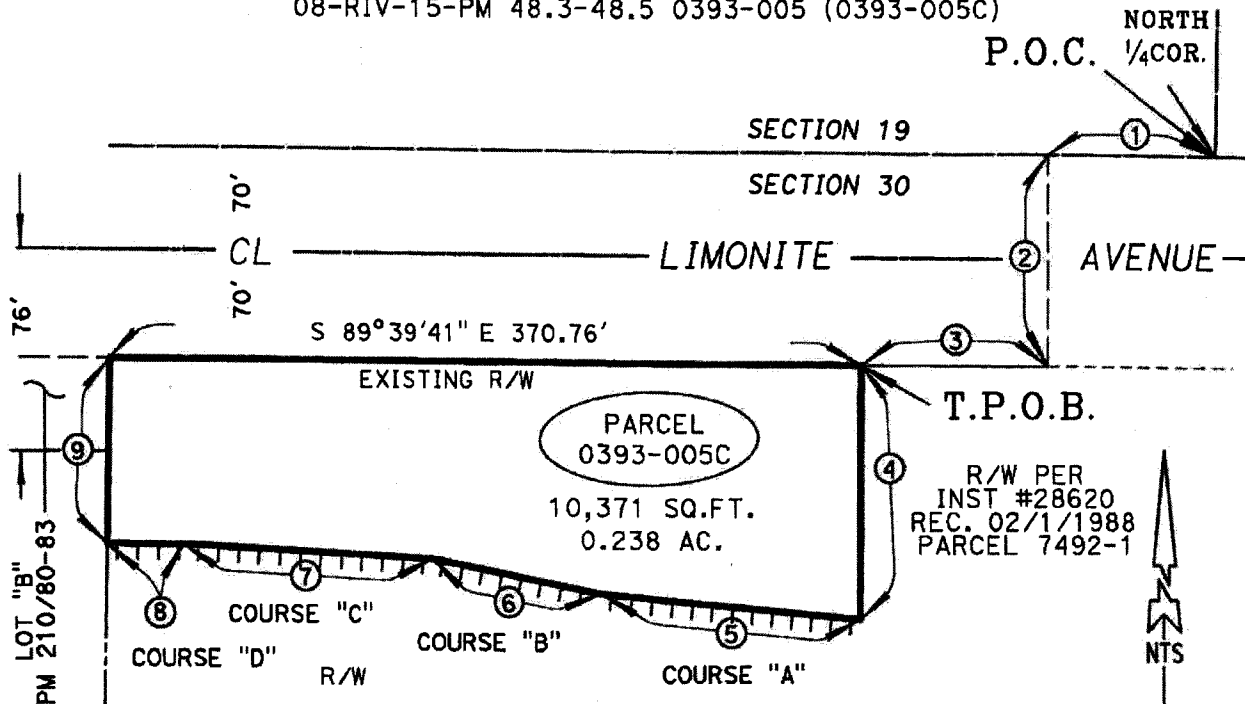
Edward D. Hunt  
EDWARD D. HUNT P.L.S. 7530

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

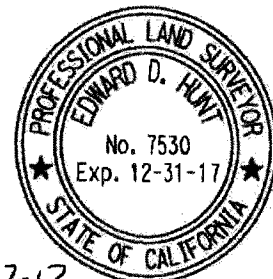




EXHIBIT "A"  
LEGAL DESCRIPTION  
0393-005G

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°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°57'56" EAST, AND A DISTANCE OF 96.47 FEET, AS DESCRIBED BY SAID DOCUMENT NUMBER 2017-\_\_\_\_\_;

THENCE SOUTH 14°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°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.

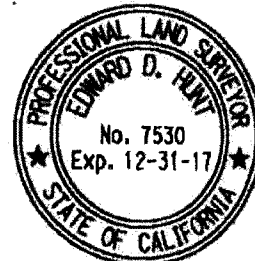
THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000056313 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

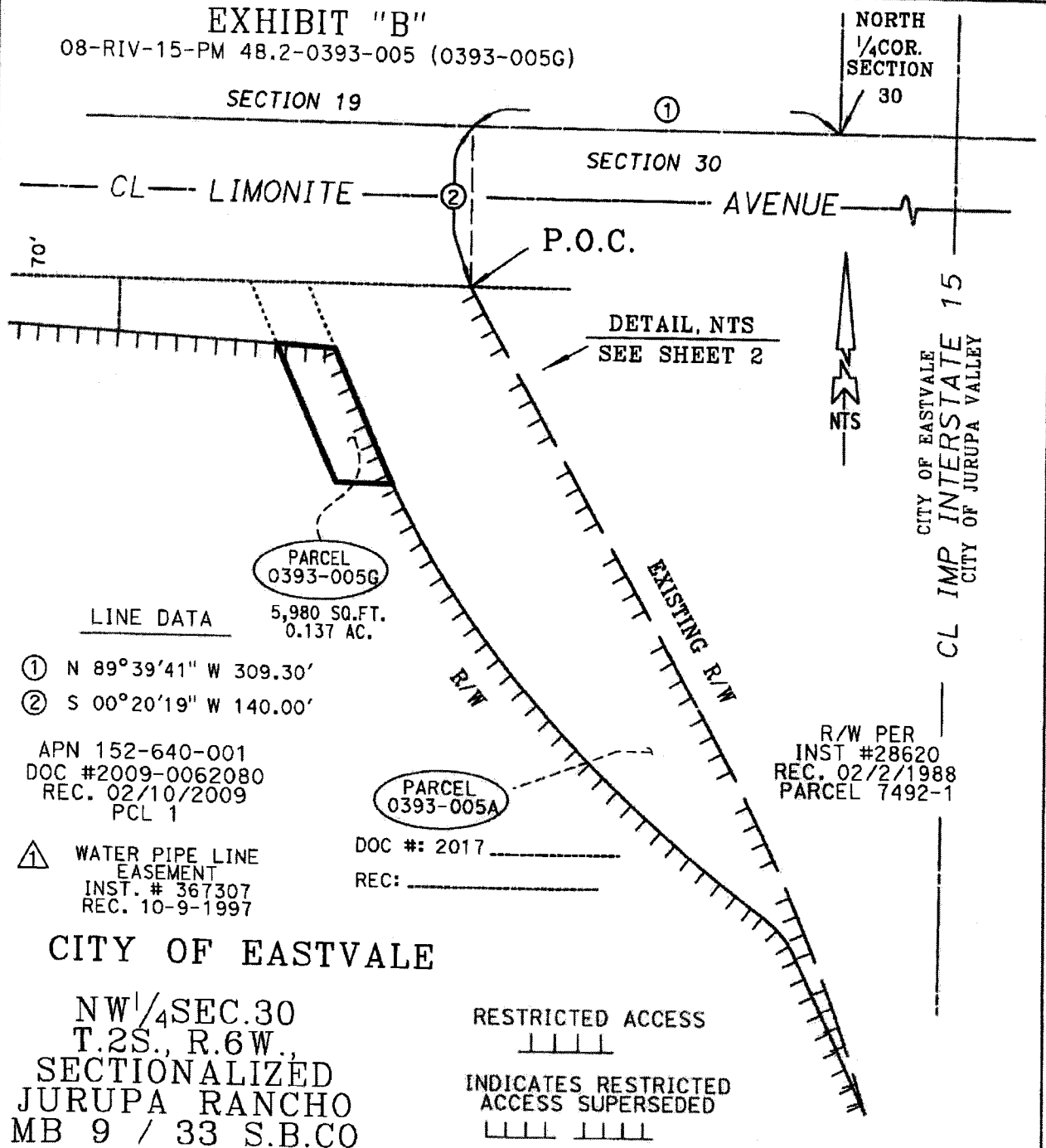
  
EDWARD D. HUNT P.L.S. 7530

DATED: 3-16-2017



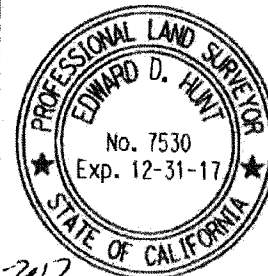
# EXHIBIT "B"

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



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   | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>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: FEBRUARY, 2017 |  |
| SHEET 1 OF 2         |  |



# EXHIBIT "B"

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

NORTH  
1/4 COR.  
SECTION  
30

SECTION 19

SECTION 30

PARCEL  
0393-005E

CL LIMONITE

AVENUE

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

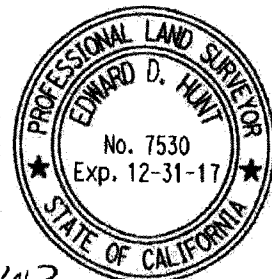
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

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:

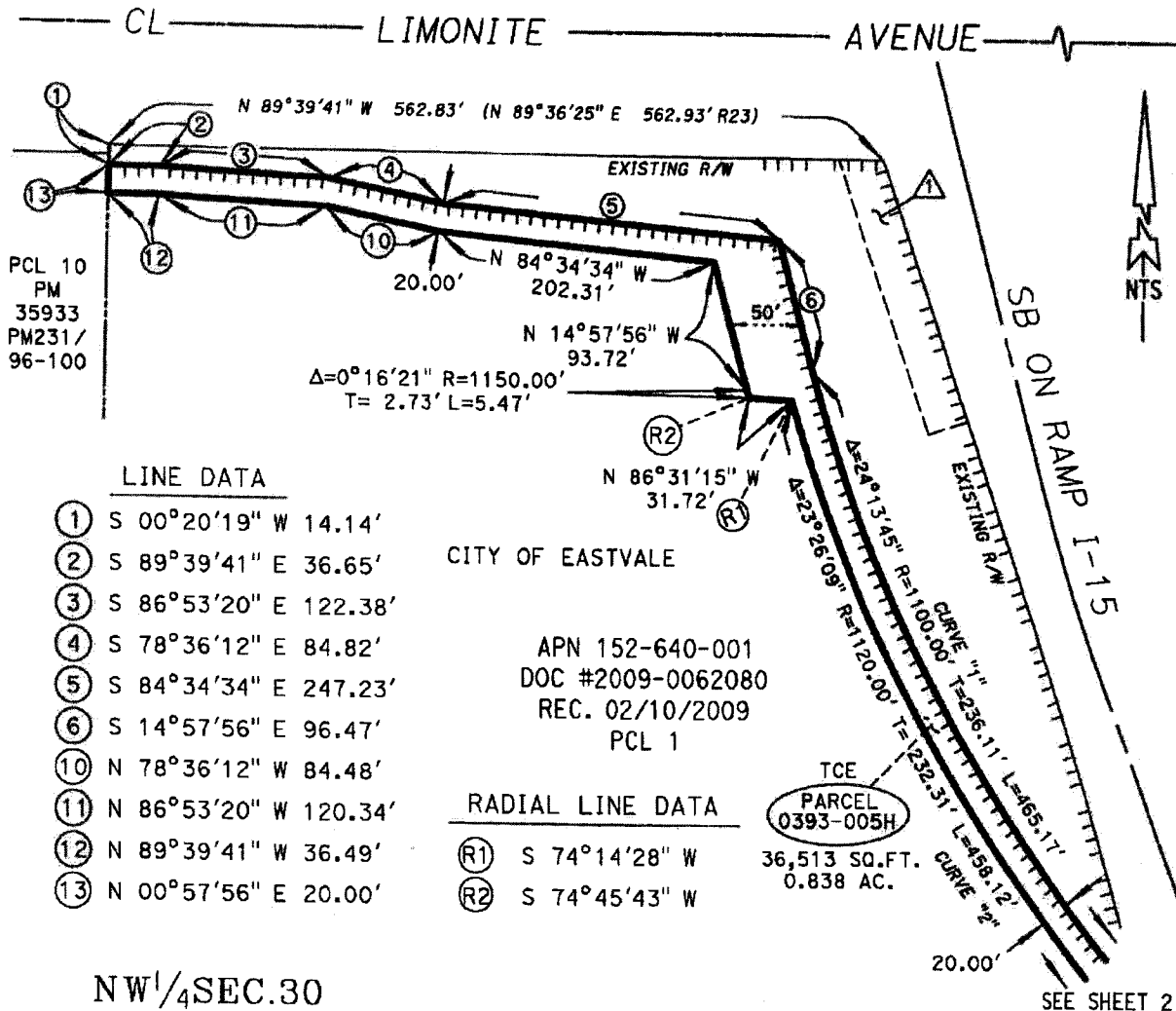
DATE:



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

