

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



ITEM
3.16
(ID # 6148)

MEETING DATE:

Tuesday, April 10, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION LAND
MANAGEMENT AGENCY-TRANSPORTATION DEPARTMENT :

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION LAND
MANAGEMENT AGENCY – TRANSPORTATION DEPARTMENT: Approval of the
Right of Way Acquisition for a portion of Assessor's Parcel Number's 318-160-001
and 319-181-033 and a Temporary Construction Access Agreement for a portion of
Assessor's Parcel Number 318-160-001 for the Cajalco Road Interim Safety Project
in the Mead Valley area, CEQA Exempt, District 1; [Total Cost - \$18,060]; Gas Tax
(ABX8-9 Mar 2010 New Huta)-100% (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the Cajalco Road Interim Safety Project is categorially exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (c) Existing Facilities Exemption;
2. Approve the attached Right of Way Acquisition Agreement between the County of Riverside and Abbas Hatim Al-Jidui and Iman Abdulmajid Lami, as Co-Trustees of the Al-Jidui Family Trust, dated January 7, 2015 for a fee simple interest in real property identified as Parcel 0060-005A within a portion of Assessor's Parcel Number 318-160-001 and authorize the Chairman of the Board to execute the agreement on behalf of the County;

Continued on page 2

ACTION: Policy

Robert Field, Assistant County Executive Officer/EDA

1/28/2018

Patricia Romo, Director of Transportation

3/19/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: April 10, 2018
xc: EDA, Transp., Recorder

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve the attached Temporary Construction Access Agreement between the County of Riverside and Abbas Hatim Al-Jidui and Iman Abdulmajid Lami, as Co-Trustees of the Al-Jidui Family Trust, dated January 7, 2015 for a temporary interest in real property identified as Parcel 0060-005B, located within a portion of Assessor's Parcel Number 318-160-001 and authorize the Chairman of the Board to execute the agreement on behalf of the County;
4. Approve the attached Right of Way Acquisition Agreement between the County of Riverside and Kelvin Y. Yee and Joyce Liang Lee, husband and wife as community property for a fee simple interest in real property identified as Parcel 0060-003A within a portion of Assessor's Parcel Number 319-181-033 and authorize the Chairman of the Board to execute the agreement on behalf of the County;
5. Authorize the Assistant County Executive Officer/Economic Development Agency (EDA) or his designee to execute any other documents and administer all actions necessary to complete this transaction;
6. Authorize and allocate the full settlement amount of \$3,000 for the right-of-way acquisition and the temporary construction access to Parcel Nos. 0060-005A and 0060-005B located within a portion of Assessor's Parcel Number: 318-160-001;
7. Authorize and allocate the full settlement amount of \$3,000 for the right-of-way acquisition of a portion of Parcel No. 0060-003A located within a portion of Assessor's Parcel Numbers 319-181-033;
8. Ratify and authorize reimbursement to EDA-Real Estate (RE) in the amount not-to-exceed \$12,060 for due diligence and staff expenses; and
9. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five days of the approval by the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 18,060	\$ 0	\$ 18,060	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Gas Tax (ABX8-9 Mar 2010 New Huta)-100%			Budget Adjustment: No	
			For Fiscal Year: 2017/18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

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

The Riverside County Transportation Department (RCTD) proposes to construct a center (two-way) turn lane and right and left turn pockets along Cajalco Road from Brown to Day Street in the unincorporated county area of Mead Valley (Project). Reference is made to Exhibit A, Vicinity Map.

The proposed Project will include the construction of new pavements, stripping and signing modifications, relocation of utility lines, the installation of bus stops at the major intersections, limited Americans with Disabilities Act (ADA) compliant sidewalks at the Clark Street intersection, and the relocation of existing traffic signals at Brown Street and Clark Street.

Pursuant to CEQA, Transportation staff conducted a review of the proposed Project and determined that the Project, including the acquisition of the temporary easements, is categorically exempt from the provision of CEQA pursuant to CEQA Guidelines Section 15301(c), which describes the minor alteration of existing public facilities with negligible or no expansion of an existing use. The Project qualifies under this exemption since the Project is a widening for a center lane and turn pockets without increasing capacity of the highway, as documented in the attached Notice of Exemption.

On December 2, 2016, Caltrans, the National Environmental Policy Act (NEPA) Lead Agency, made a NEPA Categorical Exclusion Determination under Section 6005 of 23 USC 326, based on examination of the Project and supporting information.

The Economic Development Agency has negotiated right-of-way acquisitions and temporary construction access for the following properties:

Parcel Numbers	APN's	Property Owner	Settlement Amount
Parcel No's: 0060-005A and 0060-005B	318-160-001	Abis Hatim Al-Jidui and Iman Abdulmajid Lami	\$ 3,000
Parcel No: 0060-003A	319-181-033	Kelvin Y. Yee and Joyce Liang Lee,	\$ 3,000

Both property owners have agreed to execute a Grant Deed in favor of the County of Riverside. The Right of Way Acquisitions, and the Temporary Construction Access Agreement have been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

The proposed Cajalco Road Safety Improvement Project will improve public safety and traffic flows for motorists, residents, and businesses.

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

**SUPPLEMENTAL:
Additional Fiscal Information**

The following summarizes the funding necessary for the right of way acquisition, and temporary access of a portion of Assessor's Parcel Numbers: 318-160-001, and 319-181-033

Acquisition and Temporary Construction Access Agreements identified as Parcel No. 0060-005A, and 0060-005B located within a portion of APN: 318-160-001	\$ 3,000
Acquisition and Temporary Construction Access Agreements identified as Parcel No. 0060-003A located within a portion of APN: 319-181-033	\$ 3,000
Estimated Title and Escrow Charges	1,260
Preliminary Title Reports	800
County Appraisal Costs	6,000
EDA Real Property Staff Time	4,000
Total Estimated Acquisition Costs (Not-to-Exceed)	\$18,060

The transaction costs in the amount of \$18,060 include appraisal fees, closing costs, and staff time to allow for the negotiation process as well as coordination and preparation of necessary documents to complete the transaction.

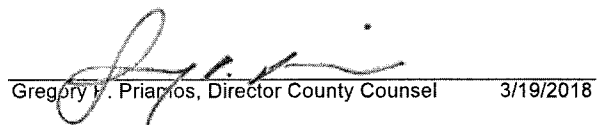
All costs associated with the R/W acquisitions, and temporary access of the portion of the properties are fully funded by the Gas Tax (ABX8-9 Mar 2010 New Huta). No net County costs will be incurred as a result of this transaction. These charges are estimates only and only actual amounts will be charged to the Project.

Attachments:

- Exhibit A – Vicinity Map
- Notice of Exemption
- (3) Right of Way Acquisition Agreements for Parcel 0060-005A
- (3) Temporary Construction Access Agreements for Parcel 0060-005B
- (3) Right of Way Acquisition Agreements for Parcel 0060-003A
- (1) Grant Deed for Parcel 0060-005A
- (1) Grant Deed for Parcel 0060-003A

RF:HM:VY:JR:ra 465TR 19.616 13757
MinuteTrak: 6148

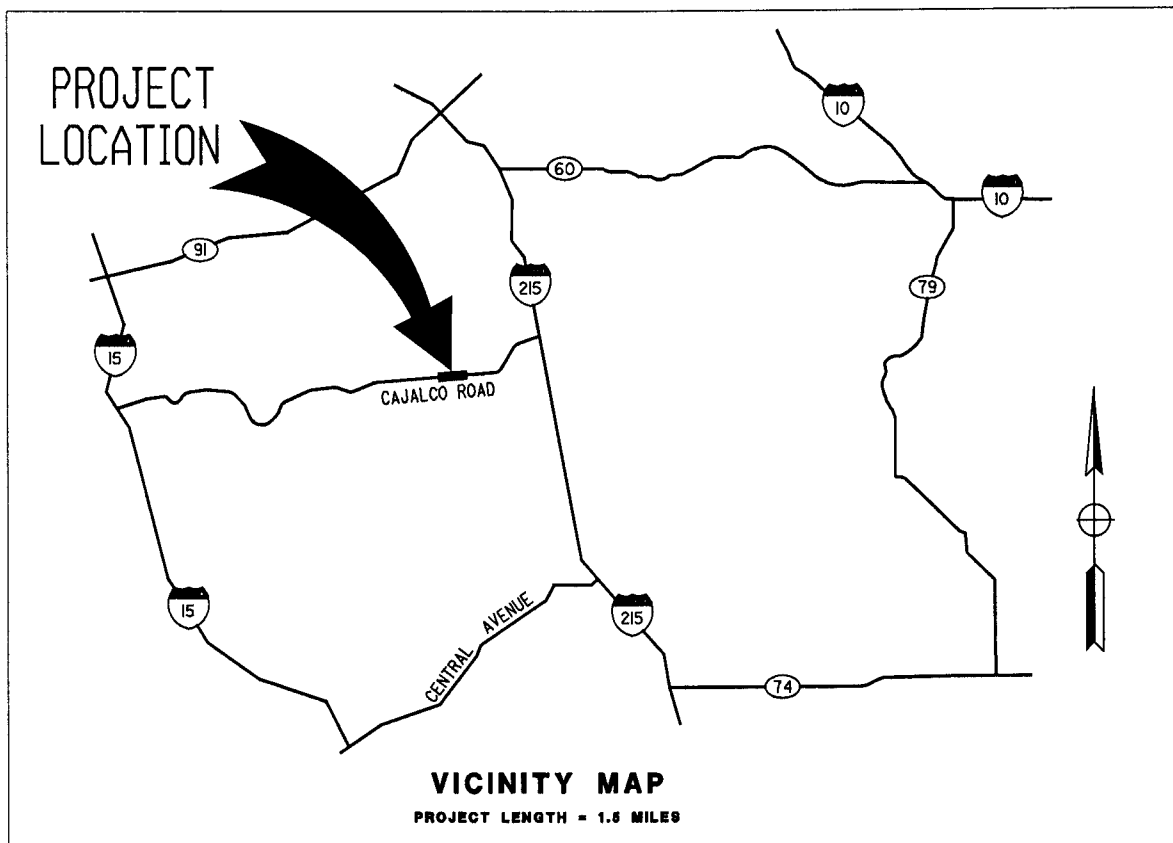
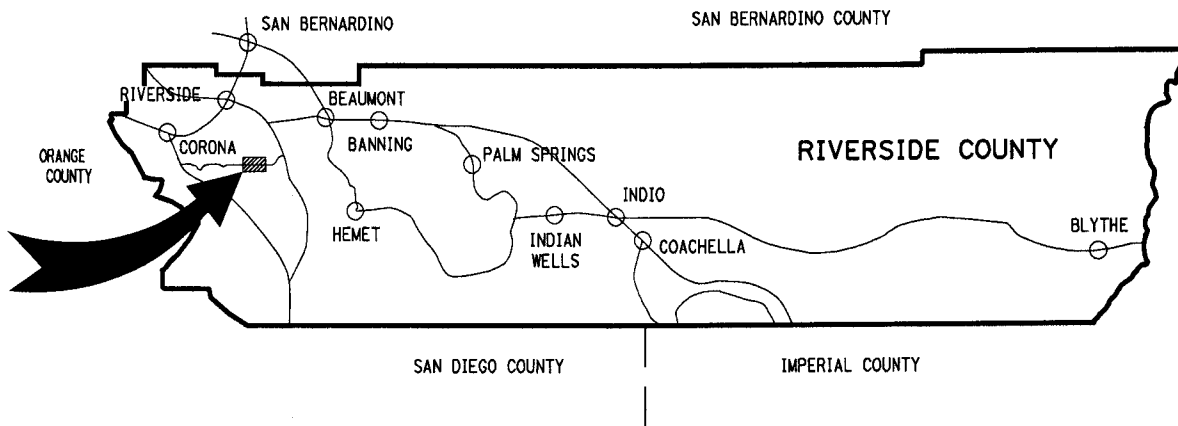

Nehini Leavina, Principal Management Analyst 4/2/2018


Gregory H. Priamos, Director County Counsel 3/19/2018

COUNTY OF RIVERSIDE
DEPARTMENT OF TRANSPORTATION

CAJALCO ROAD
INTERIM SAFETY PROJECT

BETWEEN APPROXIMATELY 1000' WESTERLY OF BROWN STREET
AND APPROXIMATELY 1000' EASTERLY OF DAY STREET



CATEGORICAL EXEMPTION/CATEGORICAL EXCLUSION DETERMINATION FORM

08-RIV-Riv County. HSIPL-5956 (253)
 Dist.-Co.-Rte. (or Local Agency) P.M./P.M. E.A/Project No. Federal-Aid Project No. (Local Project)/Project No.

PROJECT DESCRIPTION: (Briefly describe project including need, purpose, location, limits, right-of-way requirements, and activities involved in this box. Use Continuation Sheet, if necessary.)

The Riverside County Transportation Department (County) is proposing the construction of a center turn lane (two-way turn lane) along Cajalco Road from Brown Street to Day Street, in Riverside County, California. The proposed project would transition back to the existing cross section to the west of Brown Street and to the east of Day Street. The intersections of Brown Street, Clark Street, and Day Street would be modified to accommodate the improvements. Construction would include new pavement, striping modifications, signing modifications, relocation of electric and transmission electric distribution lines to allow for the improvements, as needed, bus stops at the major intersections, limited Americans with Disabilities Act (ADA) compliant sidewalks at the Clark Street intersection, and the relocation of existing traffic signals at Brown Street and Clark Street. The project is needed to improve safety and traffic operations by eliminating the hazards and inefficiencies of turning movements associated with vehicular traffic on Cajalco Road and intersections of Cajalco Road with Brown Street, Clark Street, and Day Street. RW is required.

CEQA COMPLIANCE (for State Projects only)

Based on an examination of this proposal and supporting information, the following statements are true and exceptions do not apply (See 14 CCR 15300 et seq.):

- If this project falls within exempt class 3, 4, 5, 6 or 11, it does not impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law.
- There will not be a significant cumulative effect by this project and successive projects of the same type in the same place, over time.
- There is not a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances.
- This project does not damage a scenic resource within an officially designated state scenic highway.
- This project is not located on a site included on any list compiled pursuant to Govt. Code § 65962.5 ("Cortese List").
- This project does not cause a substantial adverse change in the significance of a historical resource.

CALTRANS CEQA DETERMINATION (Check one)

Not Applicable – Caltrans is not the CEQA Lead Agency Not Applicable – Caltrans has prepared an Initial Study or Environmental Impact Report under CEQA

Exempt by Statute. (PRC 21080[b]; 14 CCR 15260 et seq.)
 Based on an examination of this proposal, supporting information, and the above statements, the project is:

- Categorically Exempt. Class . (PRC 21084; 14 CCR 15300 et seq.)
- Categorically Exempt. General Rule exemption. [This project does not fall within an exempt class, but it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment (CCR 15061[b][3].)]

Print Name: Senior Environmental Planner or Environmental Branch Chief	Print Name: Project Manager
Signature	Date
Signature	Date

NEPA COMPLIANCE

In accordance with 23 CFR 771.117, and based on an examination of this proposal and supporting information, the State has determined that this project:

- does not individually or cumulatively have a significant impact on the environment as defined by NEPA, and is excluded from the requirements to prepare an Environmental Assessment (EA) or Environmental Impact Statement (EIS), and
- has considered unusual circumstances pursuant to 23 CFR 771.117(b).

CALTRANS NEPA DETERMINATION (Check one)

23 USC 326: The State has determined that this project has no significant impacts on the environment as defined by NEPA, and that there are no unusual circumstances as described in 23 CFR 771.117(b). As such, the project is categorically excluded from the requirements to prepare an EA or EIS under the National Environmental Policy Act. The State has been assigned, and hereby certifies that it has carried out the responsibility to make this determination pursuant to Chapter 3 of Title 23, United States Code, Section 326 and a Memorandum of Understanding dated May 31, 2016, executed between the FHWA and the State. The State has determined that the project is a Categorical Exclusion under:

- 23 CFR 771.117(c): activity (c)()
- 23 CFR 771.117(d): activity (d)(13)
- Activity listed in Appendix A of the MOU between FHWA and the State

23 USC 327: Based on an examination of this proposal and supporting information, the State has determined that the project is a Categorical Exclusion under 23 USC 327.

Aaron Burton	<i>Sean Young</i>
Print Name: Senior Environmental Planner or Environmental Branch Chief	Print Name: Project Manager/ DLA Engineer
Signature	Date
Date	Date

Date of Categorical Exclusion Checklist completion: 12/1/16 Date of ECR or equivalent : 11/30/16

Briefly list environmental commitments on continuation sheet. Reference additional information, as appropriate (e.g., CE checklist, additional studies and design conditions).

CATEGORICAL EXEMPTION/CATEGORICAL EXCLUSION DETERMINATION FORM
Continuation Sheet

08-RIV-Riv County. HSIPL-5956 (253)
 Dist.-Co.-Rte. (or Local Agency) P.M./P.M. E.A/Project No. Federal-Aid Project No. (Local Project)/Project No.

Continued from page 1:

Project Description:

The Riverside County Transportation Department (County) is proposing the construction of a center turn lane (two-way turn lane) along Cajalco Road from Brown Street to Day Street, in Riverside County, California. The proposed project would transition back to the existing cross section to the west of Brown Street and to the east of Day Street. The intersections of Brown Street, Clark Street, and Day Street would be modified to accommodate the improvements. Construction would include new pavement, striping modifications, signing modifications, relocation of electric and transmission electric distribution lines to allow for the improvements, as needed, bus stops at the major intersections, limited Americans with Disabilities Act (ADA) compliant sidewalks at the Clark Street intersection, and the relocation of existing traffic signals at Brown Street and Clark Street. The project is needed to improve safety and traffic operations by eliminating the hazards and inefficiencies of turning movements associated with vehicular traffic on Cajalco Road and intersections of Cajalco Road with Brown Street, Clark Street, and Day Street. The project will be funded with safety funds. Project features include:

- New center lane (two-way turn lane) within the project limits with transition back to a two lane roadway west of Brown Street and east of Day Street;
- Coordination with Southern California Edison (SCE) for their relocation of electric transmission and electric distribution lines as needed;
- Incorporation of bus stops at intersections;
- New ADA-compliant sidewalks at the Clark Street/Cajalco Road intersection;
- Relocation of traffic signals at Brown Street and Clark Street.

The proposed project covers approximately four acres and is within the Steele Peak 7.5-minute USGS Quadrangle map in Sections 2, 9, 10, and 11 Township 4 South, Range 4 West.

Permanent partial right of way acquisitions would be required for the proposed project from the following properties (listed by assessor parcel number [APN]):

318-090-028	318-130-001	318-160-002
318-090-030	318-130-002	319-181-033
318-090-031	318-140-019	319-052-029
318-090-032	318-140-007	
318-100-011	318-160-001	

Utility easements for the following properties would be required to accommodate transmission line and pole facilities:

318-090-028	318-100-011	318-140-007
318-090-030	318-130-001	318-140-019
318-090-031	318-130-002	
318-090-032	318-140-005	

Studies Prepared:

- PES Form
- ISA
- WQAR
- AQ Checklist
- LHS
- SFER
- NES(MI) with JD
- APE
- HPSR
- ASR

Please See attached ECR to this CE for environmental commitments.

Environmental Permits Required:

- Section 401 Water Quality Certification
- Section 404 Nationwide Permit
- Section 1602 Streambed Alteration Agreement
- RWQCB NPDES Permit

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

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

SV:ra/111617/465TR/18.677

(Space above this line reserved for Recorder's use)

PROJECT: CAJALCO SAFETY PROJECT
PARCEL: 0060-003A
APN: 319-181-033 (portion)

GRANT DEED

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

KELVIN Y. YEE and JOYCE LIANG YEE, Husband and Wife as Community Property

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

APR 10 2018 3.16

EXHIBIT "A"
LEGAL DESCRIPTION
0060-003A

BEING A PORTION OF LOT 26 OF UPTON ACRES NO. 4 ON FILE IN BOOK 14, PAGE 69 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTH EAST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 9, SAID CORNER ALSO BEING THE INTERSECTION OF THE CENTERLINE OF CAJALCO ROAD (MORGAN STREET) (40.00 FOOT SOUTHERLY HALF-WIDTH) AS GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 14, 1935, ON FILE IN BOOK 245, PAGES 219 AND 220, OFFICIAL RECORDS OF SAID RECORDER, AND THE CENTERLINE OF BROWN STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON SAID MAP;

THENCE SOUTH 89°49'55" WEST ALONG THE CENTER SECTION LINE OF SAID SECTION 9, ALSO BEING SAID CENTERLINE OF CAJALCO ROAD, A DISTANCE OF 110.30 FEET;

THENCE SOUTH 0°10'05" EAST, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CAJALCO ROAD (40.00 FOOT SOUTHERLY HALF-WIDTH), AND THE WESTERLY LINE OF SAID LOT 26, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°49'55" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.95 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY INSTRUMENT NUMBER 076264, RECORDED MARCH 3, 1998, SAID OFFICIAL RECORDS;

THENCE SOUTH 44°54'59" EAST ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 076264, A DISTANCE OF 14.08 FEET TO A POINT ON A LINE PARALLEL LINE WITH AND DISTANT 50.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CAJALCO ROAD;

THENCE SOUTH 89°49'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 67.95 FEET TO A POINT ON SAID WESTERLY LINE OF LOT 26;

EXHIBIT "A"
LEGAL DESCRIPTION
0060-003A

THENCE NORTH 00°20'28" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 630 SQUARE FEET, OR 0.014 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000066792 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



DAVID L. MCMILLAN P.L.S. 8488

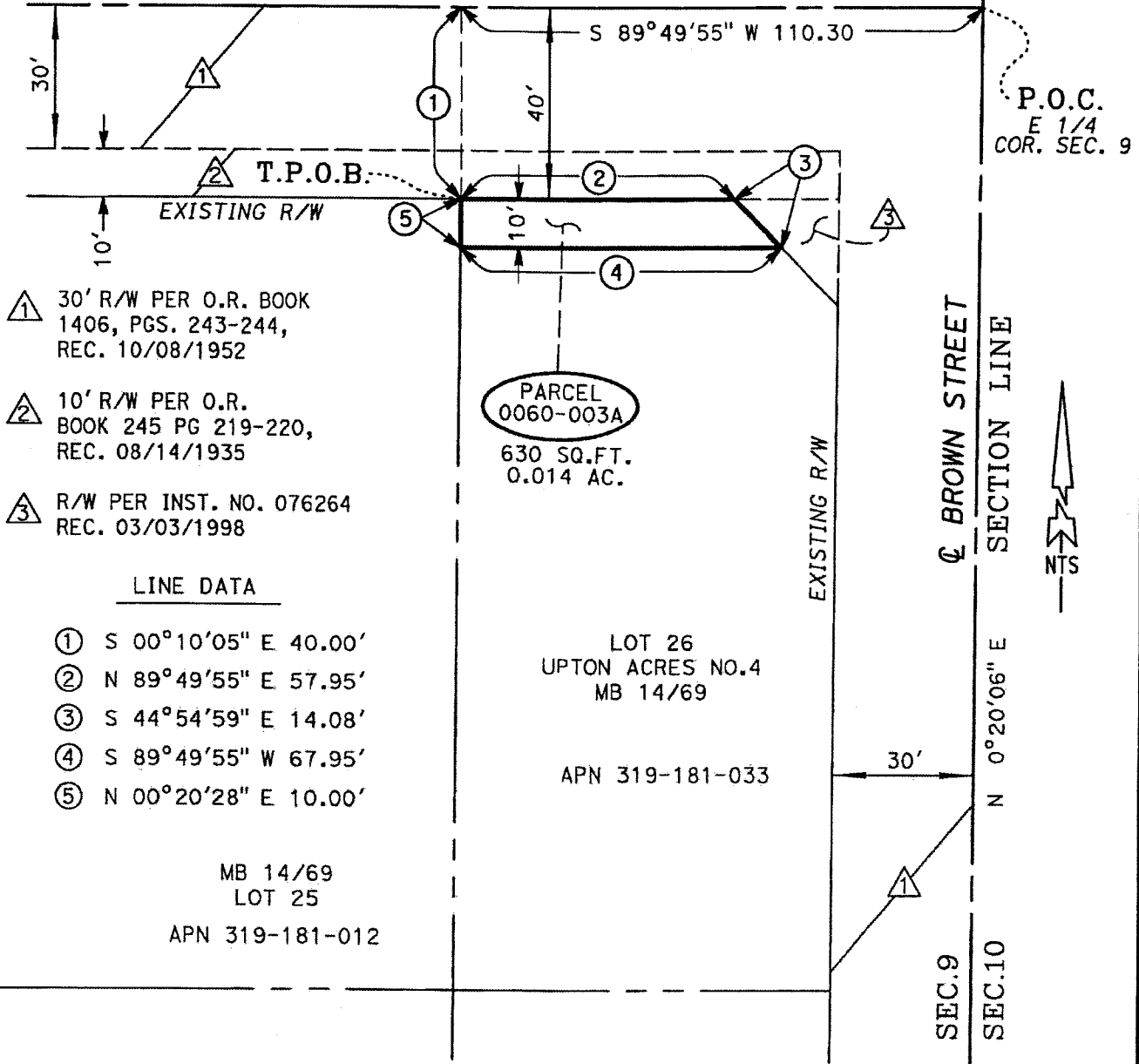
9-11-2017

DATED:



EXHIBIT "B"
(0060-003A)

☉ CAJALCO ROAD



- ① 30' R/W PER O.R. BOOK 1406, PGS. 243-244, REC. 10/08/1952
- ② 10' R/W PER O.R. BOOK 245 PG 219-220, REC. 08/14/1935
- ③ R/W PER INST. NO. 076264 REC. 03/03/1998

LINE DATA

- ① S 00°10'05" E 40.00'
- ② N 89°49'55" E 57.95'
- ③ S 44°54'59" E 14.08'
- ④ S 89°49'55" W 67.95'
- ⑤ N 00°20'28" E 10.00'

T. 4 S., R. 4 W., S.B.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000066792

PCL No.: 0060-003A

WO No.: C6-0060

SCALE: NTS

PREPARED BY: PH

DATE: SEPTEMBER, 2017

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CAJALCO ROAD

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: 9-14-2017

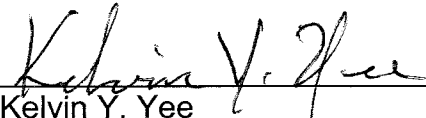


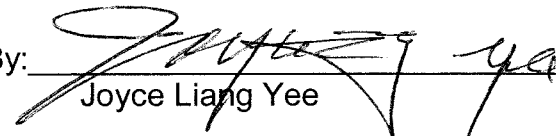
PROJECT: CAJALCO SAFETY PROJECT
PARCEL: 0060-003A
APN: 319-181-033 (portion)

Dated: 12/15/17

GRANTOR:

**KELVIN Y. YEE and JOYCE LIANG
YEE, Husband and Wife as Community
Property**

By: 
Kelvin Y. Yee

By: 
Joyce Liang Yee

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On 12/15/2017, before me, Fion Chan, a Notary Public, Kevin Y. Yee personally appeared Kevin Y. Yee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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



WITNESS my hand and official seal:
Signature [Handwritten Signature]

Place Notary Seal Above

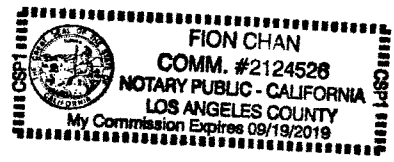
ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF Los Angeles)

On 12/15/2017, before me, Fion Chan, a Notary Public, Joyce Wang Yee personally appeared Joyce Wang Yee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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



WITNESS my hand and official seal:

Signature [Handwritten Signature]

Place Notary Seal Above

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the grant deed dated _____, from KELVIN Y. YEE and JOYCE LIANG YEE, Husband and Wife as Community Property, to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Patricia L. Romo, Director of Transportation

By: _____, Deputy

FORM APPROVED COUNTY COUNSEL
BY:  _____ 1/23/18
THOMAS OH DATE

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

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

SV:jb/022217/465TR/18.679

(Space above this line reserved for Recorder's use)

PROJECT: CAJALCO SAFETY PROJECT
PARCEL: 0060-005A
APN: 318-160-001 (portion)

GRANT DEED

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

ABBAS HATIM AL-JIDUI and IMAN ABDULMAJID LAMI, as Co-Trustees of the Al-Jidui Family Trust, dated January 7, 2015

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

APR 10 2018

3.16

PROJECT: CAJALCO SAFETY PROJECT
PARCEL: 0060-005A
APN: 318-160-001 (portion)

Dated: _____

GRANTOR:

**ABBAS HATIM AL-JIDUI and IMAN
ABDULMAJID LAMI, as Co-Trustees of
the Al-Jidui Family Trust, dated
January 7, 2015**

By: _____ *11/8/17*
Abbas Hatim Al-Jidui, Co-Trustee

By: *Iman Lami 11-8-17*
Iman Abdulmajid Lami, Co-Trustee

ACKNOWLEDGMENT

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

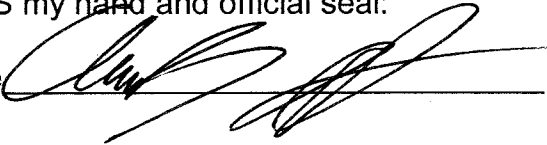
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On 11/8/17, before me, ANIK PATEL, a Notary Public, personally appeared ABBAS HATIM AL SIDI, IMAN ABDULMAJID LAMI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

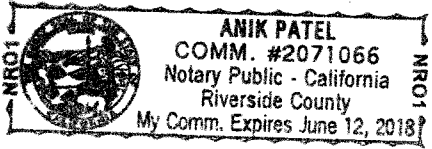
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature



Place Notary Seal Above



ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary Public, _____ personally appeared _____, who proved

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

EXHIBIT "A"
LEGAL DESCRIPTION
0060-005A

BEING A PORTION OF LOT 1 OF GLEN VALLEY FARMS TRACT NO. 3, ON FILE IN BOOK 15, PAGE 38 OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 10, SAID CORNER ALSO BEING THE INTERSECTION OF THE CENTERLINE OF CAJALCO ROAD (40.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID RECORD OF SURVEY, AND THE CENTERLINE OF BROWN STREET (UNNAMED ROAD EASEMENT) (30.00 FOOT EASTERLY HALF-WIDTH) ALSO AS SHOWN ON SAID RECORD OF SURVEY AND AS GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 26, 1964, AS INSTRUMENT NUMBER 105042, FILED IN BOOK 3785, PAGE 573 OF OFFICIAL RECORDS OF SAID RECORDER;

THENCE NORTH $89^{\circ}49'03''$ EAST ALONG SAID CENTERLINE OF CAJALCO ROAD, A DISTANCE OF 29.64 FEET;

THENCE SOUTH $00^{\circ}10'57''$ EAST A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CAJALCO ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID BROWN STREET BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH $89^{\circ}49'03''$ EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 182.00 FEET;

THENCE SOUTH $00^{\circ}10'57''$ EAST PERPENDICULAR FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 58.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CAJALCO ROAD;

THENCE SOUTH $89^{\circ}49'03''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 182.16 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF BROWN STREET;

THENCE NORTH $00^{\circ}20'06''$ EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.00 FEET, TO THE **TRUE POINT OF BEGINNING**;

EXHIBIT "A"
LEGAL DESCRIPTION
0060-005A

PARCEL CONTAINS 3,278 SQUARE FEET, OR 0.075 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 1.000066792 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



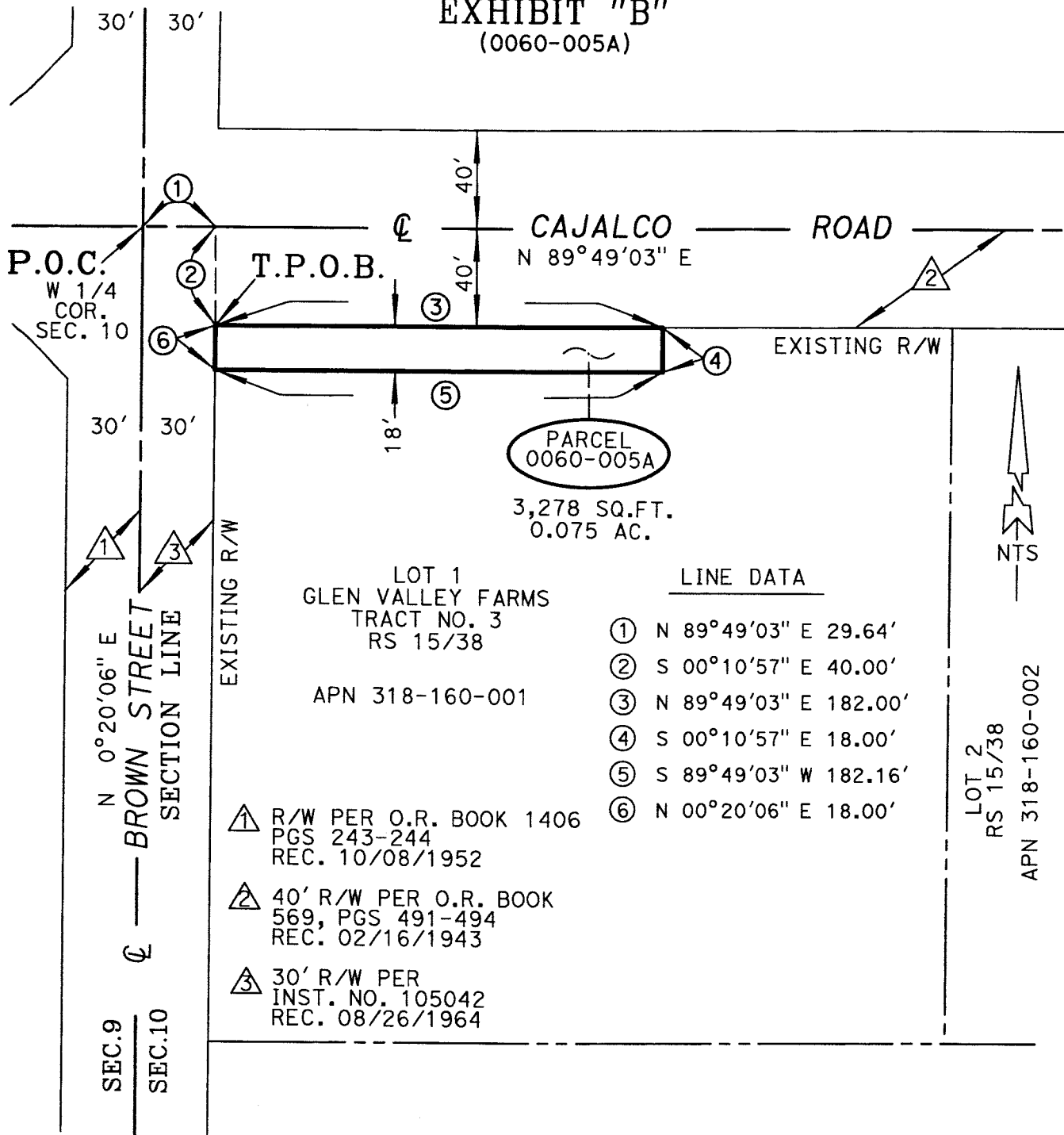
DAVID L. McMILLAN P.L.S. 8488

9-11-2017

DATED:



EXHIBIT "B"
(0060-005A)



LOT 1
GLEN VALLEY FARMS
TRACT NO. 3
RS 15/38

APN 318-160-001

LINE DATA

- ① N 89°49'03" E 29.64'
- ② S 00°10'57" E 40.00'
- ③ N 89°49'03" E 182.00'
- ④ S 00°10'57" E 18.00'
- ⑤ S 89°49'03" W 182.16'
- ⑥ N 00°20'06" E 18.00'

⚠ R/W PER O.R. BOOK 1406
PGS 243-244
REC. 10/08/1952

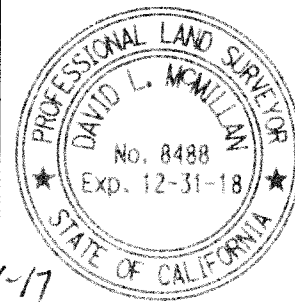
⚠ 40' R/W PER O.R. BOOK
569, PGS 491-494
REC. 02/16/1943

⚠ 30' R/W PER
INST. NO. 105042
REC. 08/26/1964

LOT 2
RS 15/38
APN 318-160-002

T. 4 S., R. 4 W., S.B.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000066792



PCL No.: 0060-005A

WO No.: C6-0060

SCALE: NTS

PREPARED BY: PH

DATE: SEPTEMBER, 2017

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CAJALCO ROAD

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: 9-11-17

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

THIS IS TO CERTIFY that the interest in real property conveyed by the grant deed dated _____, from ABBAS HATIM AL-JIDUI and IMAN ABDULMAJID LAMI, as Co-Trustees of the Al-Jidui Family Trust, dated January 7, 2015 to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Patricia L. Romo, Director of Transportation

By: _____, Deputy

FORM APPROVED COUNTY COUNSEL
BY: THOMAS OH DATE 1/23/18

1 PROJECT: CAJALCO ROAD INTERIM SAFETY
2 PROJECT
3 PARCEL: 0060-005B
4 APN: 318-160-001 (PORTION)
5

6 **TEMPORARY CONSTRUCTION ACCESS AGREEMENT**

7 This Temporary Construction Access Agreement ("Agreement") is made by and
8 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California,
9 ("County") and ABBAS HATIM AL-JIDUI and IMAN ABDULMAJID LAMI, as Co-
10 Trustees of the Al-Jidui Family Trust, dated January 7, 2015 ("Grantor"). County and
11 Grantor are sometimes collectively referred to as "Parties."

12 The Effective Date is the date on which this Agreement is approved and fully
13 executed by County and Grantor as listed on the signature page of this Agreement;

14 1. RIGHTS GRANTED. The right is hereby granted to County to enter upon
15 and use the land of Grantor in the County of Riverside, State of California, described
16 as portion of Assessor's Parcel Number 318-160-001, highlighted on Attachment "1,"
17 attached hereto ("Property"), and made a part hereof, to use the portion of the property
18 for all purposes necessary to facilitate and accomplish the construction of the Cajalco
19 Road Safety Project ("Project").

20 2. AFFECTED PARCEL. The temporary construction access, used during
21 construction of the Project, referenced as Parcel No. 0060-005B consisting of
22 approximately 0.014 acres or 595 square feet as designated on Attachment "2,"
23 attached hereto, and made a part hereof ("TCA Area").

24 3. COMPENSATION. County shall pay to the order of Grantor the sum of
25 Nine Hundred Sixty Seven Dollars (\$967.00) for the right to enter upon and use the
26 TCA Area in accordance with the terms hereof.

27 4. NOTICE TO GRANTOR. County shall provide a thirty (30) day written
28 notice shall be given to Grantor prior to the start of construction. The rights herein

APR 10 2018 3.16

1 granted may be exercised for thirty (30) months from the date the Agreement is signed
2 by the Parties.

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

7 6. REMOVAL OR DISPOSAL. Intentionally deleted.

8 7. GRANTOR'S USE OF CONTRACTORS. Intentionally deleted.

9 8. COUNTY TO PROTECT OR REPLACE. Intentionally deleted.

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

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

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

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

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

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

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

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

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1 17. COUNTERPARTS. This Agreement may be signed in counterpart or
2 duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a
3 signed original for all purposes.

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

6 Dated: APR 10 2018

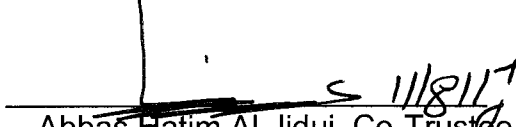
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8 COUNTY:

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


GRANTOR:

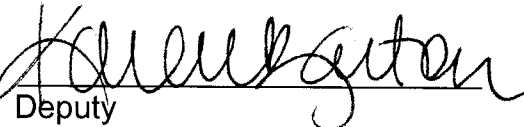
11 ABBAS HATIM AL-JIDUI and IMAN
12 ABDULMAJID LAMI, as Co-Trustees
13 of the Al-Jidui Family Trust, dated
14 January 7, 2015

15
16 By: 
17 Chairman
18 Board of Supervisors

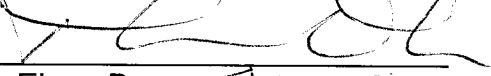
19 By:  11/8/17
20 Abbas Hatim Al-Jidui, Co-Trustee

21 ATTEST:
22 Kecia Harper-Ihem
23 Clerk of the Board

24 By:  11-8-17
25 Iman Abdulmajid Lami, Co-
26 Trustee

27 By: 
28 Deputy

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

By: 
~~Elena Boeva~~ Thomas Oh
Deputy County Counsel

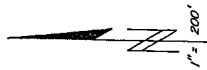
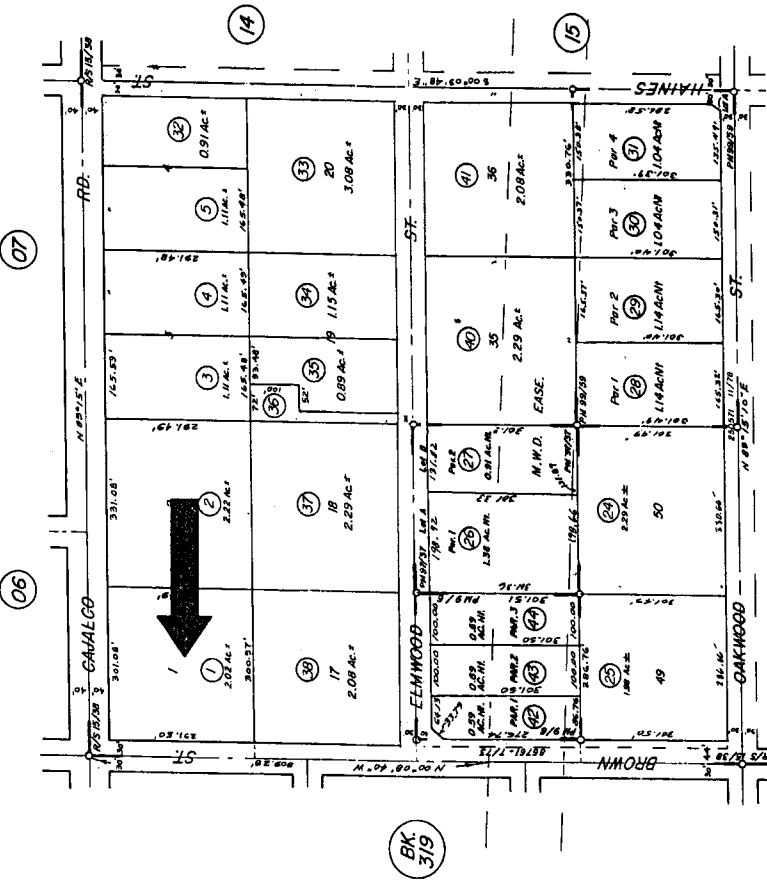
JR:ra/102417/465TR/19.302

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ATTACHMENT "1"
ASSESSOR'S PLAT MAP

16-29-6
318-16
 T.R.A. 098-044

NW 1/4 SW 1/4 SEC. 10, T4S., R.4W.



DATE	OLD No.	NEW No.
1/22/73	27	27
1/29/73	28-30	28-30
1/28/74	26-32	26-32
2/28/75	31-33	31-33
1/28/76	34	34
-	7	34.57
-	8	34.57
-	9	34.57
-	10	34.57
-	11	34.57
-	12	34.57
-	21	34.57
-	15	40.37
4/28/79	16	41.37
-	18	44.47

PM 97/37-38 Parcel Map No. 15055
 R/S 15/38 Glen Valley Farms Tract No. 3

PM 99/59-60 Parcel Map No. 17266
 PM 9/6

Date: M.I.D. Map 139-10

JUNE 1971

ASSESSOR'S MAP BK. 318 PG. 16
 RIVERSIDE COUNTY, CALIF.

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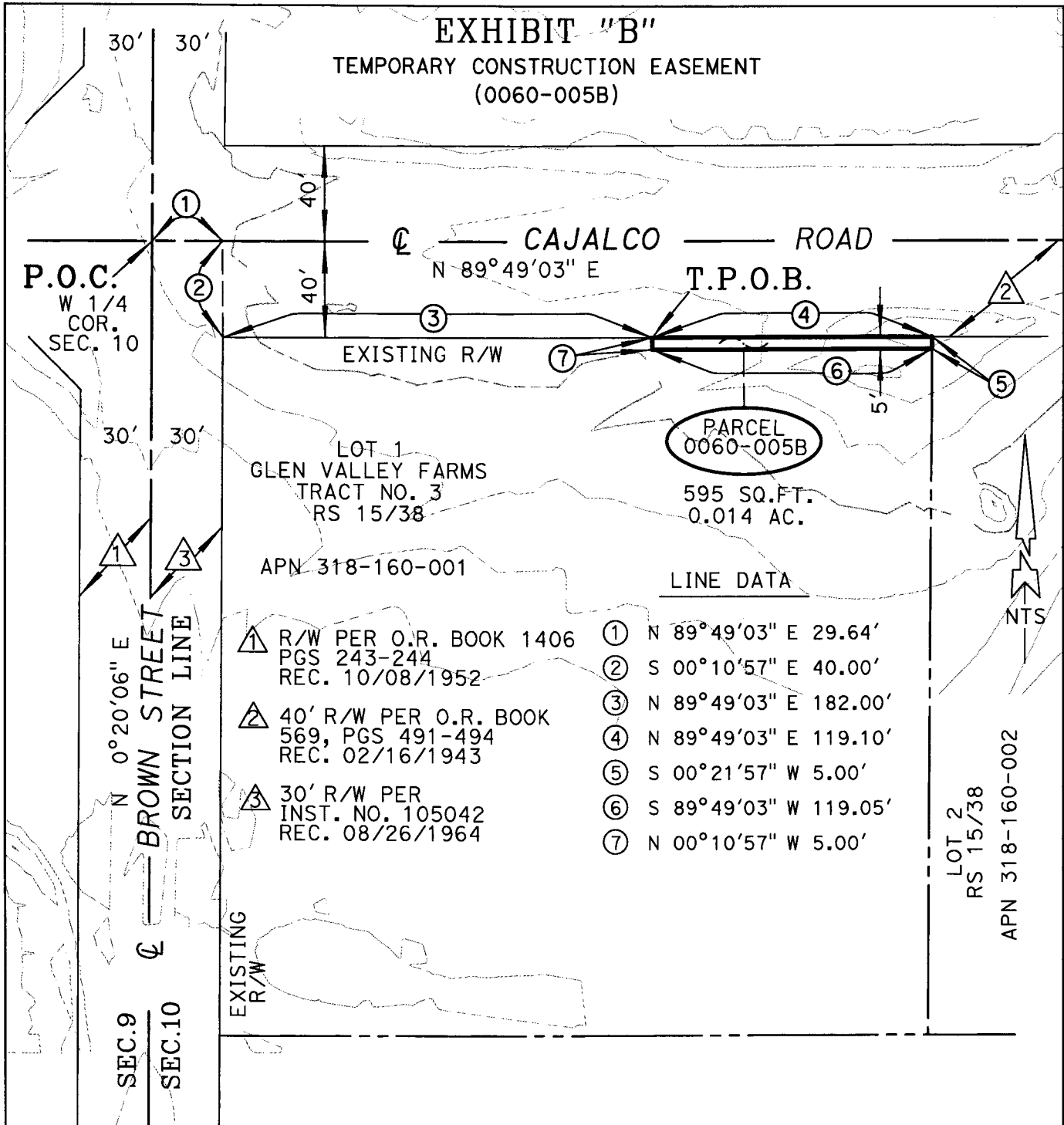
ATTACHMENT "2"
TEMPORARY ACCESS PLAT MAP

Parcel 0060-005B

1. A portion of Assessor's Parcel Numbers: 318-160-001 in favor of the County.

EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT
(0060-005B)



LINE DATA	
①	N 89°49'03" E 29.64'
②	S 00°10'57" E 40.00'
③	N 89°49'03" E 182.00'
④	N 89°49'03" E 119.10'
⑤	S 00°21'57" W 5.00'
⑥	S 89°49'03" W 119.05'
⑦	N 00°10'57" W 5.00'

- ① R/W PER O.R. BOOK 1406 PGS 243-244 REC. 10/08/1952
- ② 40' R/W PER O.R. BOOK 569, PGS 491-494 REC. 02/16/1943
- ③ 30' R/W PER INST. NO. 105042 REC. 08/26/1964

T. 4 S., R. 4 W., S.B.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000066792	
PCL No.: 0060-005B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C6-0060	PROJECT: CAJALCO ROAD
SCALE: NTS	
PREPARED BY: PH	
DATE: SEPTEMBER, 2017	APPROVED BY: <i>[Signature]</i>
SHEET 1 OF 1	DATE: 9-13-17



1 PROJECT: CAJALCO ROAD INTERIM SAFETY
2 PROJECT
3 PARCEL: 0060-005A
4 APN: 318-160-001 (PORTION)
5

6 **RIGHT OF WAY ACQUISITION AGREEMENT**

7 This Right of Way Acquisition Agreement, ("Agreement"), is made by and
8 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California
9 ("County"), and ABBAS HATIM AL-JIDUI and IMAN ABDULMAJID LAMI, as Co-
10 Trustees of the Al-Jidui Family Trust, dated January 7, 2015 ("Grantor"). County and
11 Grantor are sometimes collectively referred to as "Parties".

12 **RECITALS**

13 WHEREAS, Grantor owns that certain real property located on the southeast
14 corner of Cajalco Road, and Brown Street in the unincorporated community of Mead
15 Valley, County of Riverside, State of California, as depicted on the Plat Map identified
16 as Attachment "1," attached hereto and made a part hereof. The real property
17 consisting of 2.02 acres of land is also known as Assessor's Parcel Number: 318-160-
18 001 ("Property"); and

19 WHEREAS, Grantor desires to sell to the County and the County desire to
20 purchase a fee simple interest ("ROW"), for the purpose of constructing the Cajalco
21 Road Interim Safety Project ("Project") as follows: a Grant Deed in favor of the County
22 of Riverside referenced as Parcel 0060-005A and described on Attachment "2"
23 attached hereto and made a part hereof, pursuant to the terms and conditions set forth
24 herein; and

25 WHEREAS, concurrently with this Agreement, the Parties intend to enter into a
26 Temporary Construction Access Agreement to grant County the right to temporarily
27 use portions of the Property, as described therein, for the construction of the Project;
28 and

APR 10 2018 3.16

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

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

6
7 **ARTICLE 1. AGREEMENT**

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

10 2. Consideration. For good and valuable consideration, Grantor agrees to
11 sell and convey to the County, and the County agrees to purchase from Grantor all of
12 the Right-of-Way Property described herein, under the terms and conditions set forth in
13 this Agreement. The full consideration for the Right-of-Way Property consists of the
14 purchase price amount for the real property interest to be acquired by the County
15 ("Purchase Price"). The Purchase Price in the amount of Two Thousand Thirty Three
16 Dollars (\$2,033.00) is to be distributed to Grantor in accordance with this Agreement.

17 3. County Responsibilities:

18 A. Upon the mutual execution of this Agreement, County will open
19 escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the
20 Escrow Holder's request the Parties shall execute additional Escrow instructions as are
21 reasonably required to consummate the transaction contemplated by this Agreement
22 and are not inconsistent with this Agreement. In the event of any conflict between the
23 terms of this Agreement and any additional Escrow instructions, the terms of this
24 Agreement shall control. The Escrow Holder will hold all funds deposited by the
25 County in an escrow account ("Escrow Account") that is interest bearing and at a bank
26 approved by County with interest accruing for the benefit of County. The Escrow
27 Account shall remain open until all charges due and payable have been paid and
28 settled, any remaining funds shall be refunded to the County.

1 B. Upon the opening of Escrow, the County shall deposit the
2 Consideration as follows:

3 i. Purchase Price. Deposit into Escrow the Purchase
4 Price in the amount of Two Thousand Thirty Three Dollars (\$2,033.00) (the "Deposit").

5 C. On or before the date that Escrow is to close ("Close of Escrow"):

6 i. Closing Costs. County will deposit to Escrow Holder
7 amounts sufficient for all escrow, recording and reconveyance fees incurred in this
8 transaction, and if title insurance is desired by County, the premium charged therefore.
9 Said escrow and recording charges shall not include documentary transfer tax as
10 County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and
11 Taxation Code section 11922.

12 ii. County will deposit all other such documents
13 consistent with this Agreement as are reasonably required by Escrow Holder or
14 otherwise to close escrow.

15 D. County will authorize the Escrow Holder to close Escrow and
16 release the Deposit, in accordance with the provisions herein, to Grantor conditioned
17 only upon the satisfaction by County.

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

21 ii. The Grant Deed executed, acknowledged and delivered
22 to Stephi Villanueva, Supervising Real Property Agent for the County or to Escrow
23 Holder, substantially in the forms attached hereto as Attachment "3," (Deed) granting
24 the portion of the Property, subject to the following:

25 1. Free and clear of all liens, encumbrances,
26 easements, leases (recorded or unrecorded), and taxes except those encumbrances
27 and easements which, in the sole discretion of the County, are acceptable, except:

28

1 successors, and assigns free and harmless from and against any and all claims,
2 liabilities, penalties, forfeitures, losses, or expenses, including without limitation,
3 attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or
4 indirectly, by either (a) the presence in, within, under, or about the parcel for the
5 presence of hazardous materials, toxic substances, or hazardous substances as a
6 result of Grantor's use, storage, or generation of such materials or substances or (b)
7 Grantor's failure to comply with any federal, state, or local laws relating to such
8 materials or substances. For the purpose of this Agreement, such materials or
9 substances shall include without limitation hazardous substances, hazardous
10 materials, or toxic substances as defined in the Comprehensive Environmental
11 Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. section
12 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. sections 5101 to
13 5128; the Resource Conservation and Recovery Act, 42 U.S.C. sections 6901-87
14 (1988); and those substances defined as hazardous wastes in section 25117 of the
15 California Health and Safety Code or hazardous substances in section 25316 of the
16 California Health; and in the regulations adopted in publications promulgated pursuant
17 to said laws.

18 C. Grantor shall be obligated hereunder to include without limitation,
19 and whether foreseeable or unforeseeable, all costs of any required or necessitated
20 repair, clean-up, detoxification, or decontamination of the parcel, and the preparation
21 and implementation of any closure, remedial action, or other required plans in
22 connection therewith, and such obligation shall continue under the parcel has been
23 rendered in compliance with applicable federal, state, and local laws, statutes,
24 ordinances, regulations, and rules.

25 **ARTICLE 2. MISCELLANEOUS**

26 1. It is mutually understood and agreed by and between the Parties hereto
27 that the right of possession and use of the subject property by County, including the
28 right to remove and dispose of improvements, shall commence upon the execution of

1 this Agreement by all parties. The Purchase Price includes, but is not limited to, full
2 payment for such possession and use.

3 2. This Agreement embodies all of the considerations agreed upon between
4 the County and Grantor. This Agreement was obtained without coercion, promises
5 other than those provided herein, or threats of any kind whatsoever by or to either
6 party.

7 3. The performance of this Agreement constitutes the entire consideration
8 for the acquisition of the Property and shall relieve the County of all further obligations
9 or claims pertaining to the acquisition of the Property or pertaining to the location,
10 grade or construction of the proposed public improvement.

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

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

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

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

28

1 8. Grantor and its assigns and successors in interest shall be bound by all
2 the terms and conditions contained in this Agreement, and all the Parties thereto shall
3 be jointly and severally liable thereunder.

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1 9. This Agreement may be signed in counterpart or duplicate copies, and
2 any signed counterpart or duplicate copy shall be equivalent to a signed original for all
3 purposes.

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

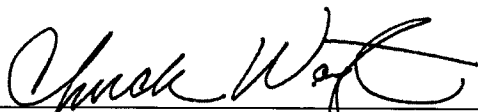
6
7 Dated: APR 10 2018

8
9 COUNTY:

10 COUNTY OF RIVERSIDE, a political
11 subdivision of the State of California

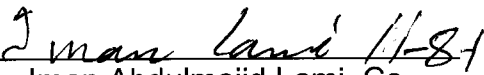
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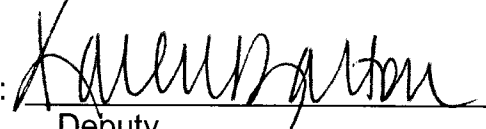
12 ABBAS HATIM AL-JIDUI and IMAN
13 ABDULMAJID LAMI, as Co-Trustees of
14 the Al-Jidui Family Trust, dated
15 January 7, 2015

16
17 By: 
18 Chairman CHUCK WASHINGTON
19 Board of Supervisors


20 By:  11/8/17
21 Abbas Hatim Al-Jidui, Co-Trustee

22 ATTEST:
23 Kecia Harper-Ihem
24 Clerk of the Board

25 By:  11-8-17
26 Iman Abdulmajid Lami, Co-
27 Trustee

28 By: 
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

By: 
~~Elena Boeva~~ Thomas Oh
Deputy County Counsel

JR:ra/102417/465TR/19.301

ATTACHMENT "1"
Assessor's Plat Map

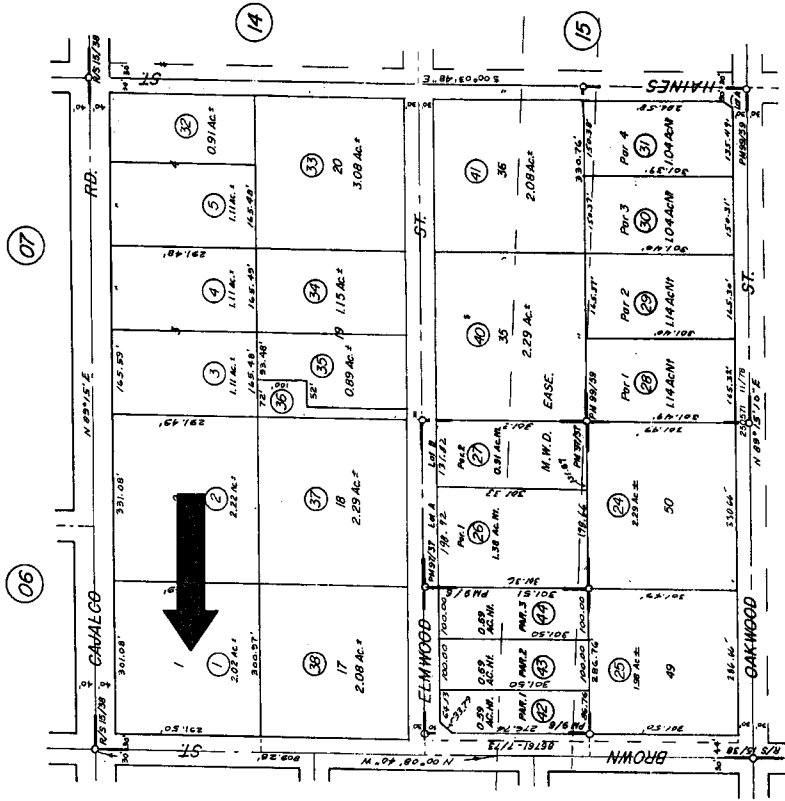
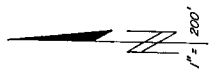
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318-16

T.R.A. 098-044

NW 1/4 SW 1/4 SEC. 10, T.4S., R.4W.



DATE	PLD	NO.	NEW	NO.
1/27/74	13	21	21	21
1/27/74	17-20	22-25	22	22
11/21/74	14	26-29	23	23
2/2/75	23	30-33	24	24
1/23/75	6	34	25	25
-	7	35	26	26
-	8	36	27	27
-	10	37	28	28
-	11	38	29	29
-	12	39	30	30
-	21	40	31	31
-	18	41	32	32
-	16	42	33	33
4-22	39	43	34	34

P.M. 97/37-38 Parcel Map No. 15055
R/S 15/38 Glen Valley Farms Tract No. 3

Date: M.W.D. Map 139-10

JUNE 1971

P.M. 99/59-60 Parcel Map No. 17266
P.M. 9/6 " " " 4512

ASSESSOR'S MAP BK. 318 PG. 16
RIVERSIDE COUNTY, CALIF.

ATTACHMENT "2"

Legal Description and Plat Map

1. A portion of APN: 318-160-001, Parcel 0060-005A in favor of the County

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EXHIBIT "A"
LEGAL DESCRIPTION
0060-005A

BEING A PORTION OF LOT 1 OF GLEN VALLEY FARMS TRACT NO. 3, ON FILE IN BOOK 15, PAGE 38 OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 10, SAID CORNER ALSO BEING THE INTERSECTION OF THE CENTERLINE OF CAJALCO ROAD (40.00 FOOT SOUTHERLY HALF-WIDTH) AS SHOWN ON SAID RECORD OF SURVEY, AND THE CENTERLINE OF BROWN STREET (UNNAMED ROAD EASEMENT) (30.00 FOOT EASTERLY HALF-WIDTH) ALSO AS SHOWN ON SAID RECORD OF SURVEY AND AS GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 26, 1964, AS INSTRUMENT NUMBER 105042, FILED IN BOOK 3785, PAGE 573 OF OFFICIAL RECORDS OF SAID RECORDER;

THENCE NORTH 89°49'03" EAST ALONG SAID CENTERLINE OF CAJALCO ROAD, A DISTANCE OF 29.64 FEET;

THENCE SOUTH 00°10'57" EAST A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CAJALCO ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID BROWN STREET BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°49'03" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 182.00 FEET;

THENCE SOUTH 00°10'57" EAST PERPENDICULAR FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 58.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CAJALCO ROAD;

THENCE SOUTH 89°49'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 182.16 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF BROWN STREET;

THENCE NORTH 00°20'06" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.00 FEET, TO THE **TRUE POINT OF BEGINNING**;

EXHIBIT "A"
LEGAL DESCRIPTION
0060-005A

PARCEL CONTAINS 3,278 SQUARE FEET, OR 0.075 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 1.000066792 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



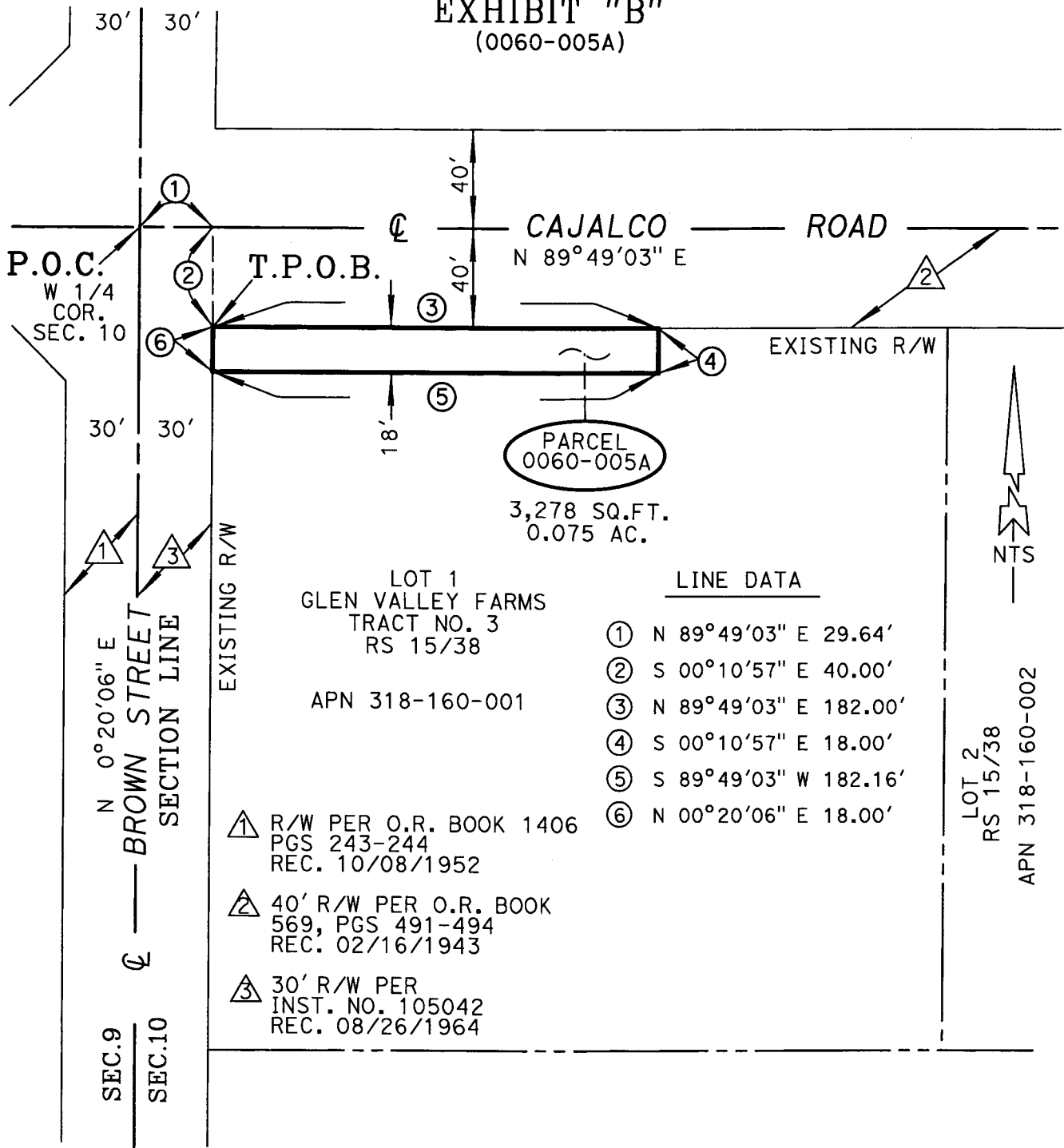
DAVID L. McMILLAN P.L.S. 8488

9-11-2017

DATED:



EXHIBIT "B"
(0060-005A)



LOT 1
GLEN VALLEY FARMS
TRACT NO. 3
RS 15/38

APN 318-160-001

LINE DATA

- ① N $89^{\circ}49'03'' E$ 29.64'
- ② S $00^{\circ}10'57'' E$ 40.00'
- ③ N $89^{\circ}49'03'' E$ 182.00'
- ④ S $00^{\circ}10'57'' E$ 18.00'
- ⑤ S $89^{\circ}49'03'' W$ 182.16'
- ⑥ N $00^{\circ}20'06'' E$ 18.00'

▲ R/W PER O.R. BOOK 1406
PGS 243-244
REC. 10/08/1952

▲ 40' R/W PER O.R. BOOK
569, PGS 491-494
REC. 02/16/1943

▲ 30' R/W PER
INST. NO. 105042
REC. 08/26/1964

LOT 2
RS 15/38
APN 318-160-002



T. 4 S., R. 4 W., S.B.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000066792	
PCL No.: 0060-005A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C6-0060	
SCALE: NTS	PROJECT: CAJALCO ROAD
PREPARED BY: PH	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
DATE: SEPTEMBER, 2017	APPROVED BY: <i>[Signature]</i>
SHEET 1 OF 1	DATE: 9-11-17



ATTACHMENT "3"

Deed Form

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

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

SV:jb/022217/465TR/18.679

(Space above this line reserved for Recorder's use)

PROJECT: CAJALCO SAFETY PROJECT
PARCEL: 0060-005A
APN: 318-160-001 (portion)

GRANT DEED

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

ABBAS HATIM AL-JIDUI and IMAN ABDULMAJID LAMI, as Co-Trustees of the Al-Jidui Family Trust, dated January 7, 2015

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

PROJECT: CAJALCO SAFETY PROJECT
PARCEL: 0060-005A
APN: 318-160-001 (portion)

Dated: _____

GRANTOR:

**ABBAS HATIM AL-JIDUI and IMAN
ABDULMAJID LAMI, as Co-Trustees of
the Al-Jidui Family Trust, dated
January 7, 2015**

By:  11/7/15
Abbas Hatim Al-Jidui, Co-Trustee

By: _____
Iman Abdulmajid Lami, Co-Trustee

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary
Public, _____ personally appeared
_____, who proved

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____)

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

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

THIS IS TO CERTIFY that the interest in real property conveyed by the grant deed dated _____, from ABBAS HATIM AL-JIDUI and IMAN ABDULMAJID LAMI, as Co-Trustees of the Al-Jidui Family Trust, dated January 7, 2015 to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Patricia L. Romo, Director of Transportation

By: _____, Deputy

1 PROJECT: CAJALCO ROAD INTERIM SAFETY
2 PROJECT

3 PARCEL(S): 0060-003A

4 APN(S): 319-181-033 (PORTION)
5

6 **RIGHT OF WAY ACQUISITION AGREEMENT**

7 This Right of Way Acquisition Agreement, ("Agreement"), is made by and
8 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California
9 ("County"), and KELVIN Y. YEE and JOYCE LIANG YEE, Husband and Wife as
10 Community Property, ("Grantor"). County and Grantor are sometimes collectively
11 referred to as "Parties."

12 **RECITALS**

13 WHEREAS, Grantor owns that certain real property located [insert property
14 address or location of property] in the unincorporated community of Mead Valley,
15 County of Riverside, State of California, as depicted on the Plat Map identified as
16 Attachment "1," attached hereto and made a part hereof. The real property consisting
17 of .33 acres of land is also known as Assessor's Parcel Number(s): 319-181-033
18 ("Property"); and

19 WHEREAS, Grantor desires to sell to the County and the County desire to
20 purchase a fee simple interest ("ROW"), for the purpose of constructing the Cajalco
21 Road Interim Safety Project ("Project") as follows: a Grant Deed in favor of the County
22 of Riverside referenced as Parcel 0060-003A and described on Attachment "2"
23 attached hereto and made a part hereof, pursuant to the terms and conditions set forth
24 herein; and

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

28 APR 10 2018 3.16

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

3
4 **ARTICLE 1. AGREEMENT**

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

7 2. Consideration. For good and valuable consideration, Grantor agrees to
8 sell and convey to the County, and the County agrees to purchase from Grantor all of
9 the Right-of-Way Property described herein, under the terms and conditions set forth in
10 this Agreement. The full consideration for the Right-of-Way Property consists of the
11 purchase price amount for the real property interests to be acquired by the County
12 ("Purchase Price"). The Purchase Price in the amount of Three Thousand Dollars
13 (\$3,000) is to be distributed to Grantor in accordance with this Agreement.

14 3. County Responsibilities:

15 A. Upon the mutual execution of this Agreement, County will open
16 escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the
17 Escrow Holder's request the Parties shall execute additional Escrow instructions as are
18 reasonably required to consummate the transaction contemplated by this Agreement
19 and are not inconsistent with this Agreement. In the event of any conflict between the
20 terms of this Agreement and any additional Escrow instructions, the terms of this
21 Agreement shall control. The Escrow Holder will hold all funds deposited by the
22 County in an escrow account ("Escrow Account") that is interest bearing and at a bank
23 approved by County with interest accruing for the benefit of County. The Escrow
24 Account shall remain open until all charges due and payable have been paid and
25 settled, any remaining funds shall be refunded to the County.

26 B. Upon the opening of Escrow, the County shall deposit the
27 Consideration as follows:

1 i. Purchase Price. Deposit into Escrow the Purchase
2 Price in the amount of Three Thousand Dollars (\$3,000) (the "Deposit").

3 C. On or before the date that Escrow is to close ("Close of Escrow"):

4 i. Closing Costs. County will deposit to Escrow Holder
5 amounts sufficient for all escrow, recording and reconveyance fees incurred in this
6 transaction, and if title insurance is desired by County, the premium charged therefore.
7 Said escrow and recording charges shall not include documentary transfer tax as
8 County is exempt pursuant to Ca Govt. Code section 6103 and Ca Revenue and
9 Taxation Code section 11922.

10 ii. County will deposit all other such documents
11 consistent with this Agreement as are reasonably required by Escrow Holder or
12 otherwise to close escrow.

13 D. County will authorize the Escrow Holder to close Escrow and
14 release the Deposit, in accordance with the provisions herein, to Grantor conditioned
15 only upon the satisfaction by County.

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

19 ii. The Grant Deed executed, acknowledged and delivered
20 to Stephi Villanueva, Supervising Real Property Agent for the County or to Escrow
21 Holder, substantially in the forms attached hereto as Attachment "3," (Deeds) granting
22 the portion of the Property, subject to the following:

23 1. Free and clear of all liens, encumbrances,
24 easements, leases (recorded or unrecorded), and taxes except those encumbrances
25 and easements which, in the sole discretion of the County, are acceptable, except:

26 2. Current fiscal year, including personal
27 property tax, if any, and any further assessment thereto under Chapter 3.5 of Revenue
28 and Taxation Code of the State of California;

1 3. Easements or rights of way of record over said
2 land for public or quasi-public utility or public street purposes, if any;

3 4. Any items on the Preliminary Title Report
4 (PTR) not objected to by County in a writing provided to Escrow Holder before the
5 Close of Escrow;

6 5. Any other taxes owed whether current or
7 delinquent are to be made current.

8 E. At closing or Close of Escrow, County is authorized to deduct and
9 pay from amount shown in the Deposit, any amount necessary to satisfy and handle all
10 real property taxes, bonds, and assessments in the following manner:

11 a. All real property taxes shall be prorated, paid, and canceled
12 pursuant to the provisions of section 5081 et. seq., of the Revenue and Taxation Code.

13 b. Pay any unpaid liens or taxes together with penalties, cost
14 and interest thereon, and any bonds or assessments that are due on the date title is
15 transferred.

16 F. County shall direct Escrow Holder to disburse purchase price
17 minus any and all charges due upon Close of Escrow in accordance with the escrow
18 instructions contained in this Agreement.

19 4. Grantor Responsibilities.

20 A. Execute and acknowledge an Grant Deed in favor of the County
21 dated _____ identified as Parcel Number 0060-003A and deliver deeds to Stephi
22 Villanueva, Supervising Real Property Agent for the County or to the Escrow Holder.

23 B. Grantor shall indemnify, defend, protect, and hold the County of
24 Riverside, its Agencies, Districts, Departments, their respective directors, Board of
25 Supervisors, elected and appointed officials, employees, agents, representatives,
26 successors, and assigns free and harmless from and against any and all claims,
27 liabilities, penalties, forfeitures, losses, or expenses, including without limitation,
28 attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or

1 indirectly, by either (a) the presence in, within, under, or about the parcel for the
2 presence of hazardous materials, toxic substances, or hazardous substances as a
3 result of Grantor's use, storage, or generation of such materials or substances or (b)
4 Grantor's failure to comply with any federal, state, or local laws relating to such
5 materials or substances. For the purpose of this Agreement, such materials or
6 substances shall include without limitation hazardous substances, hazardous
7 materials, or toxic substances as defined in the Comprehensive Environmental
8 Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. section
9 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. sections 5101 to
10 5128; the Resource Conservation and Recovery Act, 42 U.S.C. sections 6901-87
11 (1988); and those substances defined as hazardous wastes in section 25117 of the
12 California Health and Safety Code or hazardous substances in section 25316 of the
13 California Health; and in the regulations adopted in publications promulgated pursuant
14 to said laws.

15 C. Grantor shall be obligated hereunder to include without limitation,
16 and whether foreseeable or unforeseeable, all costs of any required or necessitated
17 repair, clean-up, detoxification, or decontamination of the parcel, and the preparation
18 and implementation of any closure, remedial action, or other required plans in
19 connection therewith, and such obligation shall continue under the parcel has been
20 rendered in compliance with applicable federal, state, and local laws, statutes,
21 ordinances, regulations, and rules.

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1 **Article II. MISCELLANEOUS**

2 1. It is mutually understood and agreed by and between the Parties hereto
3 that the right of possession and use of the subject property by County, including the
4 right to remove and dispose of improvements, shall commence upon the execution of
5 this Agreement by all parties. The Purchase Price includes, but is not limited to, full
6 payment for such possession and use.

7 2. This Agreement embodies all of the considerations agreed upon between
8 the County and Grantor. This Agreement was obtained without coercion, promises
9 other than those provided herein, or threats of any kind whatsoever by or to either
10 party.

11 3. The performance of this Agreement constitutes the entire consideration
12 for the acquisition of the Property and shall relieve the County of all further obligations
13 or claims pertaining to the acquisition of the Property or pertaining to the location,
14 grade or construction of the proposed public improvement.

15 4. This Agreement is made solely for the benefit of the Parties to this
16 Agreement and their respective successors and assigns, and no other person or entity
17 may have or acquired any right by virtue of this Agreement.

18 5. This Agreement shall not be changed, modified, or amended except upon
19 the written consent of the Parties hereto.

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

26 7. This Agreement shall be governed by the laws of the State of California.
27 Any action at law or in equity brought by either of the Parties for the purpose of
28 enforcing a right or rights provided for by this Agreement shall be tried in a court of

1 competent jurisdiction in the County of Riverside, State of California, and the Parties
2 hereby waive all provisions of law providing for a change of venue in such proceedings
3 to any other county.

4 8. Grantor and its assigns and successors in interest shall be bound by all
5 the terms and conditions contained in this Agreement, and all the Parties thereto shall
6 be jointly and severally liable thereunder.

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1 9. This Agreement may be signed in counterpart or duplicate copies, and
2 any signed counterpart or duplicate copy shall be equivalent to a signed original for all
3 purposes.

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

6
7 Dated: APR 10 2018

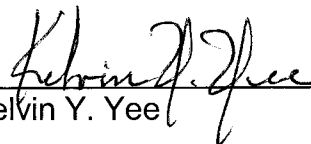
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9 COUNTY:

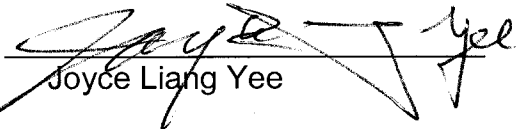
10 COUNTY OF RIVERSIDE, a political
11 subdivision of the State of California

GRANTOR:

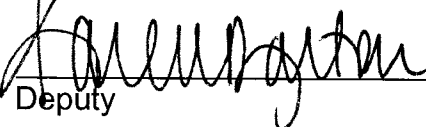
KELVIN Y. YEE and JOYCE LIANG
YEE, husband and wife as community
property

12
13 By: 
14 Chairman CHUCK WASHINGTON
Board of Supervisors


By: 
Kelvin Y. Yee

15
16 By: 
Joyce Liang Yee

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

20 By: 
Deputy

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

24 By: 
25 Thomas Oh
26 Deputy County Counsel

27 JR:ra/111617/465TR/19.406
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ATTACHMENT "1"
Assessor's Plat Map

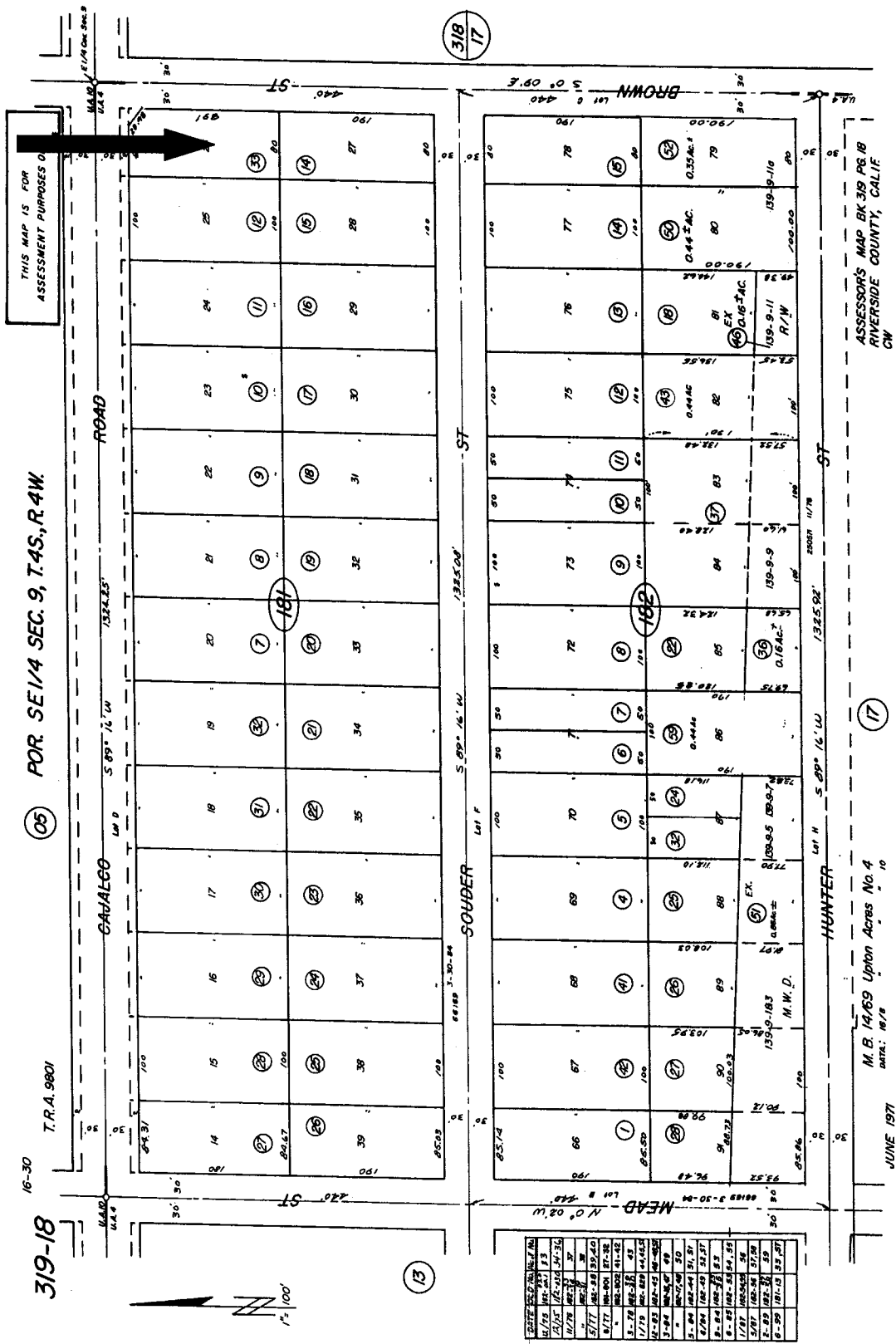
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16-30
T.R.A. 9801

(05) FOR SE 1/4 SEC. 9, T.4S., R.4W.

THIS MAP IS FOR
ASSESSMENT PURPOSES



DATE	TO	BY	DESCRIPTION	ACRES
11/15	12-21-31	13		
11/15	12-21-31	14		
11/15	12-21-31	15		
5/77	60-28	39-40		
8/77	60-28	37-38		
3-78	60-28	41-42		
11-78	60-28	43-44		
11-78	60-28	45-46		
11-78	60-28	47-48		
11-78	60-28	49-50		
11-78	60-28	51-52		
11-78	60-28	53-54		
11-78	60-28	55-56		
11-78	60-28	57-58		
11-78	60-28	59-60		

ASSESSOR'S MAP BK 319 P8 18
RIVERSIDE COUNTY, CALIF
CW

M.B. 14/69 Upton Acres No. 4
DATE: 10/78

JUNE 1971

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ATTACHMENT "2"

Legal Description and Plat Map

1. A portion of APN: 319-181-033, Parcel 0060-003A in favor of the County

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EXHIBIT "A"
LEGAL DESCRIPTION
0060-003A

BEING A PORTION OF LOT 26 OF UPTON ACRES NO. 4 ON FILE IN BOOK 14, PAGE 69 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTH EAST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 9, SAID CORNER ALSO BEING THE INTERSECTION OF THE CENTERLINE OF CAJALCO ROAD (MORGAN STREET) (40.00 FOOT SOUTHERLY HALF-WIDTH) AS GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 14, 1935, ON FILE IN BOOK 245, PAGES 219 AND 220, OFFICIAL RECORDS OF SAID RECORDER, AND THE CENTERLINE OF BROWN STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN ON SAID MAP;

THENCE SOUTH $89^{\circ}49'55''$ WEST ALONG THE CENTER SECTION LINE OF SAID SECTION 9, ALSO BEING SAID CENTERLINE OF CAJALCO ROAD, A DISTANCE OF 110.30 FEET;

THENCE SOUTH $0^{\circ}10'05''$ EAST, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CAJALCO ROAD (40.00 FOOT SOUTHERLY HALF-WIDTH), AND THE WESTERLY LINE OF SAID LOT 26, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH $89^{\circ}49'55''$ EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.95 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY INSTRUMENT NUMBER 076264, RECORDED MARCH 3, 1998, SAID OFFICIAL RECORDS;

THENCE SOUTH $44^{\circ}54'59''$ EAST ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 076264, A DISTANCE OF 14.08 FEET TO A POINT ON A LINE PARALLEL LINE WITH AND DISTANT 50.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF CAJALCO ROAD;

THENCE SOUTH $89^{\circ}49'55''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 67.95 FEET TO A POINT ON SAID WESTERLY LINE OF LOT 26;

EXHIBIT "A"
LEGAL DESCRIPTION
0060-003A

THENCE NORTH 00°20'28" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 10.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 630 SQUARE FEET, OR 0.014 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000066792 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



DAVID L. MCMILLAN P.L.S. 8488

9-11-2017

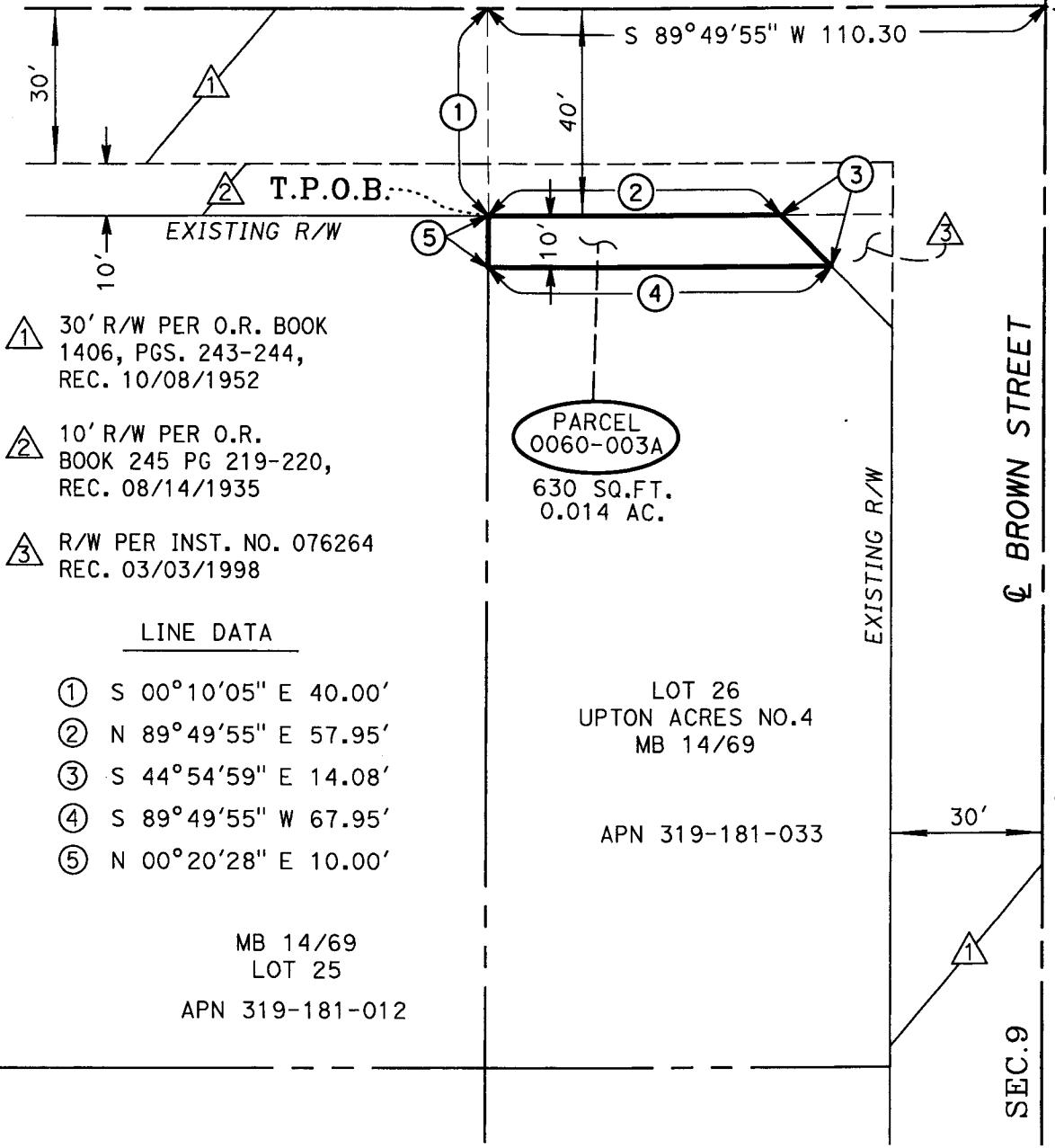
DATED:



EXHIBIT "B"
(0060-003A)

☉ CAJALCO ROAD

P.O.C.
E 1/4
COR. SEC. 9



- ① 30' R/W PER O.R. BOOK 1406, PGS. 243-244, REC. 10/08/1952
- ② 10' R/W PER O.R. BOOK 245 PG 219-220, REC. 08/14/1935
- ③ R/W PER INST. NO. 076264 REC. 03/03/1998

LINE DATA

- ① S 00°10'05" E 40.00'
- ② N 89°49'55" E 57.95'
- ③ S 44°54'59" E 14.08'
- ④ S 89°49'55" W 67.95'
- ⑤ N 00°20'28" E 10.00'

MB 14/69
LOT 25
APN 319-181-012

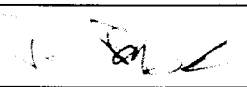
LOT 26
UPTON ACRES NO.4
MB 14/69

APN 319-181-033

T. 4 S., R. 4 W., S.B.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000066792

PCL No.: 0060-003A
WO No.: C6-0060
SCALE: NTS
PREPARED BY: PH
DATE: SEPTEMBER, 2017
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION
PROJECT: CAJALCO ROAD
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: 9-11-2017



ATTACHMENT "3"
Deed Form

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

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

SV:ra/111617/465TR/18.677

(Space above this line reserved for Recorder's use)

PROJECT: CAJALCO SAFETY PROJECT
PARCEL: 0060-003A
APN: 319-181-033 (portion)

GRANT DEED

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

KELVIN Y. YEE and JOYCE LIANG YEE, Husband and Wife as Community Property

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

PROJECT: CAJALCO SAFETY PROJECT
PARCEL: 0060-003A
APN: 319-181-033 (portion)

Dated: _____

GRANTOR:

**KELVIN Y. YEE and JOYCE LIANG
YEE, Husband and Wife as Community
Property**

By: _____
Kelvin Y. Yee

By: _____
Joyce Liang Yee

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____)

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary
Public, _____ personally appeared
_____, who proved

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

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

THIS IS TO CERTIFY that the interest in real property conveyed by the grant deed dated _____, from KELVIN Y. YEE and JOYCE LIANG YEE, Husband and Wife as Community Property, to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Patricia L. Romo, Director of Transportation

By: _____, Deputy