

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



ITEM
3.9
(ID # 6842)

MEETING DATE:

Tuesday, May 22, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Resolution No. 2018-079, Authorization to Convey Fee Simple Interest and Temporary Easement Interest in Real Property in the City of Menifee to the State of California, Department of Transportation, District 5, [\$16,000] (Clerk to File CEQA Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that this conveyance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" Exemption;
2. Adopt Resolution No. 2018-079, Authorization to Convey Fee Simple Interest in Parcel Number 24155-1 by Grant Deed and a Temporary Easement Interest in Parcel Number 24155-2 by Easement Deed all within a portion of Real Property located in City of Menifee, County of Riverside, Assessor's Parcel Number 329-120-044 to the State of California, Department of Transportation;
3. Approve the attached Right of Way Contract between the County of Riverside and the State of California, Department of Transportation and authorize the Chairman of the Board to execute the same on behalf of the County;

Continued on page 2

ACTION: Policy, 4/5 Vote Required

Robert Field, Assistant County Executive Officer/ECD 4/30/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries 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: May 22, 2018
xc: EDA, 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:

4. Authorize the Chairman of the Board of Supervisors to execute the Grant Deed and Temporary Easement Deed on behalf of the County to complete the transfer of real property;
5. Authorize the Assistant County Executive Officer Economic and Community Development (ECD), or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction;
6. Ratify and authorize a reimbursement to EDA/Real Estate Division in an amount not to exceed \$16,000 from the proceeds of the sale of the property interests; and
7. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk for posting within five working days of Board approval.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$16,000	\$ 0	\$16,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Sale Proceeds			Budget Adjustment:	No
			For Fiscal Year:	2017/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Pursuant to Government Code Section 25365, the County of Riverside (County) may, by a four-fifths vote, transfer interests in real property, or any interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county use.

The County intends to convey a Fee Simple Interest to the State of California, Department of Transportation (Caltrans), the real property consisting of 10,362 square feet identified by Parcel Number 24155-1 and a Temporary Easement Interest, consisting of 6,702 square feet, identified by Parcel Number 24155-2 located in the City of Menifee, identified as a portion of Assessor's Parcel Number 329-120-044. The fair market value offer from Caltrans to be paid to the County is \$55,300 for this conveyance.

The proposed Caltrans project is to construct a raised-curb median along State Route 74 (SR-74), in Riverside County, from approximately 0.62 miles east of Interstate 215 at Sherman Road to approximately 0.40 miles west of West Acacia Avenue at Myers Street. The project scope shall include constructing left-turn lanes to replace the existing two-way left turn lanes (TWLTL) defined

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

by striping and widening segments of roadway without a TWLTL to accommodate the proposed raise curb median and left-turn lanes. This segment of the project is a four-lane, conventional highway. The approximate length of the project area is 10.6 miles, from I-215 in Romoland, east to Myers Street in the City of Hemet.

This transaction is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" Exemption.

The Board of Supervisors on May 8, 2018, Minute Order No. 3.9, adopted Resolution No. 2018-078, Notice of Intent to Convey Fee Simple Interest and Temporary Easement Interest in Real Property in the City of Menifee to the State of California, Department of Transportation.

Resolution No. 2018-079 has been approved as to form by County Counsel.

Impact on Residents and Businesses

The purpose of the project is to improve safety and reduce the severity of cross centerline collisions. Residents and businesses will enjoy and benefit from the improvements to this busy arterial highway.

SUPPLEMENTAL:

Additional Fiscal Information

No net County cost will be incurred and no budget adjustment is necessary, however the Economic Development Agency's Real Estate Division has incurred costs associated with this transaction. County Counsel and the Real Estate cost in the approximate amount of \$16,000 will be reimbursed through the sale proceeds.

Purchase Price	\$ 55,300
Staff Labor Costs	\$ 16,000
Total Estimated Net Proceeds	\$ 39,300

Attachments:

- Resolution No. 2018-079
- Exhibit A
- Aerial Map
- Right of Way Contract
- Grant Deed
- Temporary Easement Deed
- Notice of Exemption

RF:HM:VY:CAO:ra 291FM 19.799 13822
MinuteTrak: 6842


Nehini Masika, Principal Management Analyst 5/14/2018


Gregory V. Priapicos, Director County Counsel 5/7/2018

1 Board of Supervisors

County of Riverside

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RESOLUTION NO. 2018-079
AUTHORIZATION TO CONVEY REAL PROPERTY
TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION
IN THE CITY OF MENIFEE, CALIFORNIA FROM A PORTION OF
ASSESSOR'S PARCEL NUMBER 329-120-044

WHEREAS, the real property is located on the northeast corner of Antelope Road and State Route 74 in the City of Menifee, identified as Assessor's Parcel Number 329-120-044 ("Property") is owned by County of Riverside ("County");

WHEREAS, the State of California, Department of Transportation ("Caltrans") proposes to widen State Route 74;

WHEREAS, Caltrans has presented an offer to County and County desires to accept said offer in the amount of \$55,300.00 to purchase a fee simple interest and a temporary easement interest from a portion of the Property in order to facilitate improvements to State Route 74;

WHEREAS, Caltrans and the County concur that it would be in both parties best interest to transfer the land to Caltrans to further implement Caltrans' State Route 74 widening project to improve the flow of traffic in this area;

WHEREAS, the County has reviewed and determined that the proposed conveyance is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3) because the proposed project is the conveyance of real property involving the transfer of title to the real property, and would not result in any direct physical environmental impacts; now,

FORM APPROVED COUNTY COUNSEL

DATE

BY: *Wesley A. Sturfield*

1 therefore,

2 BE IT RESOLVED, DETERMINED AND ORDERED by a four-fifths vote of the
3 Board of Supervisors of the County of Riverside ("Board"), in regular session
4 assembled on or after May 22, 2018 at 9:00 a.m. or soon thereafter, in the meeting
5 room of the Board of Supervisors located on the 1st floor of the County Administrative
6 Center, 4080 Lemon Street, Riverside, California, based upon a review of the
7 evidence and information presented on the matter, as it relates to this conveyance,
8 this Board:

9 1. Has determined that the proposed conveyance is categorically exempt
10 from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because the
11 proposed project is the conveyance of real property involving the transfer of title to the
12 real property, and would not result in any direct physical environmental impacts; and

13 2. Authorizes the conveyance to the State of California Transportation
14 Department a portion of a certain real property located in the City of Menifee, County of
15 Riverside, State of California identified by and known as Assessor's Parcel Number
16 329-120-044, more particularly described in Exhibit "A" Legal Description, attached
17 hereto and thereby made a part hereof.

18 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
19 Board of Supervisors of the County of Riverside is authorized to execute the Right of
20 Way Contract.

21 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
22 Board of Supervisors of the County of Riverside is authorized to execute the Grant
23 Deed and Temporary Easement Deed.

24 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County
25 Executive Officer/EDA or his designee, is authorized to execute any other documents
26 to complete this transaction.

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1 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
2 Supervisors is directed to file the Notice of Exemption with the County Clerk within five
3 working days of Board approval.

4 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
5 Supervisors has given notice hereof as provided in Section 6061 of the Government
6 Code.

7
8 CAO:mc/050318/291FM/19.800

9
10 ROLL CALL:

11 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
12 Nays: None
13 Absent: None

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

15 KECIA HARPER-IHEM, Clerk of said Board

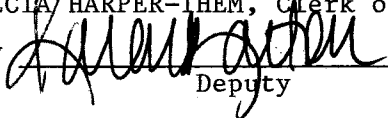
16 By  Deputy
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EXHIBIT "A"

A temporary easement for construction purposes in and to that portion of Lot 96 of Romola Farms, in the City of Menifee, County of Riverside, State of California, as shown on a map filed in Book 12 of Maps, Page 71, in the Office of the County Recorder of said County, being a strip of land 5.00 feet wide, the left sideline of which, looking in the direction of the traverse, being described as follows:

COMMENCING at the southeast corner of said Lot 96; thence along the east line of said Lot 96, North 0°35'34" East, 3.33 feet to the **POINT OF BEGINNING**, said point also being the beginning of a non-tangent curve concave northeasterly and having radius of 825.00 feet, a radial line to said point bears South 0°01'06" West; thence westerly along said curve through the central angle 33°51'55" an arc distance of 487.62 feet; thence North 55°06'59" West, 182.05 feet to the easterly right of way line of Antelope Road, 58.99 feet wide as described in a Grant of Easement to the City of Menifee recorded August 11, 2009 as Document No. 2009-0416952 of Official Records of said County also being the **POINT OF TERMINATION** of this line.

The right sideline of said strip shall be prolonged or shortened so as to begin at said east line of Lot 96 and terminate at the easterly right of way line of Antelope Road.

Rights to the above described temporary easement shall cease and terminate on March 27, 2020. The rights may also be terminated prior to the above date by STATE upon notice to GRANTOR.

The bearings and distances used in the above description are on the California Coordinate System of 1983 (Epoch 2007.00), Zone 6. Divide the above distances by 0.999907263 to obtain ground level distances.

The attached real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

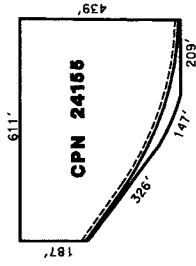
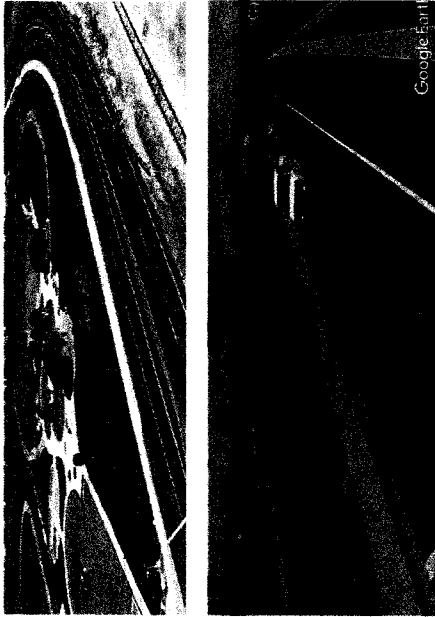
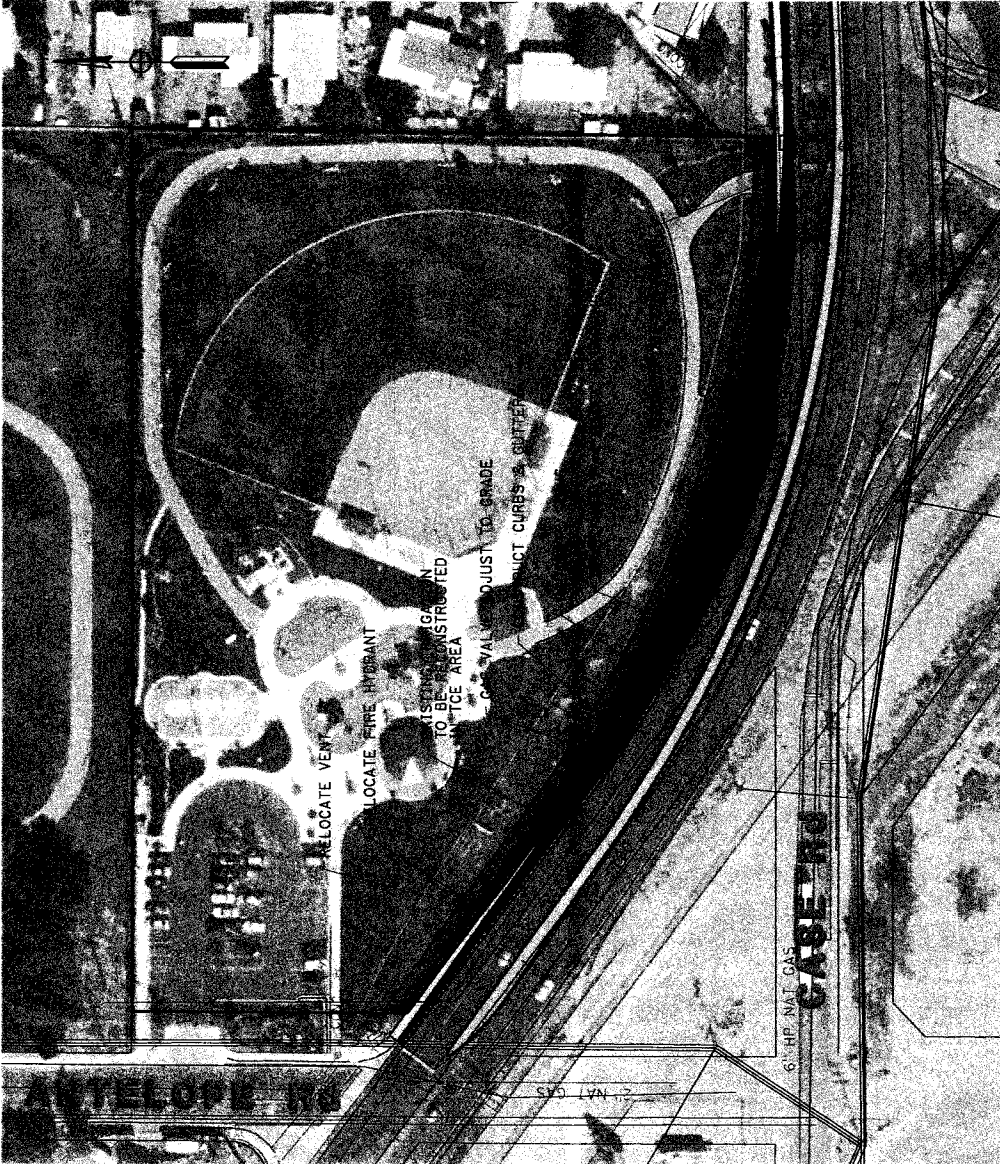
Signature _____

J. W. Musial
Jaroslaw W. Musial, P.L.S.

Date: _____

6-01-17





**PARCEL BOUNDARY
DETAIL**
NOT TO SCALE

LEGEND:

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPERTY LINE
- TEMPORARY CONSTRUCTION EASEMENT
- PROPOSED TCE
- PROPOSED ROW
- PROPOSED ROADWAY PAVEMENT
- PROPOSED MEDIAN

PROPERTY IMPACT EXHIBIT
CPN-24155
NO SCALE

PROPERTY IMPACTS:

- RECONSTRUCT DRIVEWAY
- RELOCATE FIRE HYDRANT
- RELOCATE VENT
- CONSTRUCT CURBS & GUTTER
- EXISTING IRRIGATION TO BE RECONSTRUCTED
- RELOCATE SIGN
- GAS VALVE ADJUST TO GRADE
- ADJUST UTILITY MANHOLES TO GRADE
- RECONSTRUCT RETAINING WALL

RIVERSIDE

, California

MAY 22

, 2018

COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION
OF THE STATE OF CALIFORNIA

Grantor(s)

DISTRICT	COUNTY	ROUTE	POST MILE	R/W E.A./PROJ. #
08	RIV	74	28.84	0N6709

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

THIS Document, Numbers (Nos.) 24155-1 in the form of a **Grant Deed** and 24155-2 in the form of a **Temporary Construction Easement**, covering the property particularly described in the above instrument, has been executed and delivered to **Aidee Arpon**, Right of Way Agent for the State of California.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the State of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.
- (B) Grantee requires said property (**APN 329-120-044**) described in Document Nos. 24155-1 and 24155-2 for State highway purposes, a public use for which Grantee has the authority to exercise the power of eminent domain. Grantor(s) is compelled to sell, and Grantee is compelled to acquire the property.
- (C) Both Grantor(s) and Grantee recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.
2. The State shall:
 - (A) Pay the undersigned grantor(s) the sum of **\$55,300.00** for the property or interest conveyed by the above documents, when title to said property vests in the State free and clear of all liens, encumbrances, assessments, easements, leases (recorded and/or unrecorded) and taxes, except:
 - a. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.
 - b. Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced documents.
 - c. Easements or rights of way over said land for public or quasi-public utility or public street purposes, if any.
 - (B) Have the authority to deduct and pay from the amount shown in clause 2(A) above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.
3. Permission is hereby granted to State or its authorized agent to enter upon Grantor(s) land where necessary within that certain area shown outlined in color on the Right of Way map attached hereto and made a part hereof, for the purpose of constructing the State's project. It is further understood that the Grantor(s) grant the State or its authorized agent permission to enter upon Grantor(s) remaining land, where necessary, to install material used to secure the area during construction as shown on the map.

MAY 22 2018 3.9
2018-6-13 9:50

RIGHT OF WAY CONTRACT - STATE HIGHWAY (Cont.)

RW 8-3 (Rev. 6/95)

4. State agrees to indemnify and hold harmless the Grantor(s) from any liability arising out of State's operations under this agreement. State further agrees to assume responsibility for any damages proximately caused by reason of State's operations under this agreement and State will, at its option, either repair or pay for such damage.
5. State shall pay all escrow, notary and recording fees incurred in this transaction, and if title insurance is desired by the State, the premium charged therefore.
6. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by the State, including the right to remove and dispose of improvements, shall commence on the date the amount of funds as specified in Clause 2(A) herein are deposited into escrow controlling this transaction. The amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.
7. It is understood and agreed by and between the parties hereto that payment in Clause 2(A) above includes, but is not limited to, payment for:
 - a. Processing fee - \$2,500.00
 - b. Just compensation for the fee acquisition (Grant Deed) and Temporary Construction Easement (for the period stated in clause 11 below) - \$45,900.00
 - c. Incentive - \$6,900.00

Total: \$55,300.00

8. The acquisition price of the property being acquired as a Temporary Construction Easement in this transaction reflects the fair-market value of the property without the presence of contamination. If the property being acquired as Temporary Construction Easement is found to be contaminated by the presence of hazardous waste which requires mitigation under Federal or State law, the State may elect to recover its cleanup costs from those who caused or contributed to the contamination.
9. All work done under this agreement shall conform to all applicable building, fire and sanitary laws ordinances, and regulations relating to such work, and done in a good and workmanlike manner. The scope of work for this project is to construct a raised curb median and left turn lanes in and near Menifee and Hemet from Post Mile 0.62 east of Route 215 to Post Mile 0.4 west of Acacia Avenue. In addition to the scope of the project the State, through a State approved contractor, will be relocating the existing irrigation system based on the AS-Built plans provided by the County of Riverside.
10. The undersigned Grantor(s) warrant(s) that they are the owner(s) of the property described and further agree(s) to indemnify the State of all adverse claims, and to pay all of the State's legal fees and all other expenses resulting from the undersigned knowingly and falsely claiming ownership of the property referred to in this document, and that they have the exclusive right to grant this Temporary Construction Easement (TCE).
11. It is understood and agreed that the amount payable in Clause 2(A) above includes compensation in full for the actual possession and use of the Temporary Construction Easement identified as Parcel **24155-2** for the period commencing on **June 15, 2018** and terminating on **March 27, 2020**. This easement may also be terminated prior to the above date by the Grantee upon written notice to the Grantor. The existing irrigation system will be relocated by a State approved contractor for the project under Construction Contract Work at the sole cost of the State. As-built plans for the irrigation system were provided by the County of Riverside. Any disturbed landscaping will be protected in place and will be put back with like material as in the before condition.

At least **7 (seven)** days advance written notice will be given before any entry on Grantor's property.

RIGHT OF WAY CONTRACT - STATE HIGHWAY (Cont.)

RW 8-3 (Rev. 6/95)

Written notification shall be given to the Grantor at:

County of Riverside, a Political Subdivision of the State of California

C/O Craig Olsen

Attn: Real Property Division

P.O. Box 1180

Riverside, CA 92502

Verbal communication with the Grantor shall be at telephone number at least 7 (seven) days in advance:
(951) 955-4840.

12. This transaction will be handled through an external escrow by **Chicago Title, C/O Bill Canalez, 4210 Riverwalk Parkway, Suite #100, Riverside, CA 92505.**
13. Any or all monies payable under this contract, up to and including the total amount of unpaid principal and interest on note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said trust deed(s) or mortgage(s), shall upon demand(s), be made payable to the mortgagee(s) or beneficiary(ies) entitled thereunder; said mortgagee(s) or beneficiary(ies) to furnish Grantor(s) with good and sufficient receipt showing said monies credited against the indebtedness secured by said mortgage(s) or deed(s) of trust.

In the event this information changes or the property transfers, the Grantor shall notify the State in writing of such occurrence at:

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th Street, 9th Floor, MS-950
San Bernardino, CA 92401-1400

Attn: Aidee Arpon
Office of Right of Way
(909) 888-4690

RIGHT OF WAY CONTRACT - STATE HIGHWAY (Cont.)

RW 8-3 (Rev. 6/95)

In Witness Whereof, the parties have executed this agreement the day and year first above written.

COUNTY:
COUNTY OF RIVERSIDE, a POLITICAL
SUBDIVISION OF THE STATE OF CALIFORNIA

By 


CHUCK WASHINGTON, Chairman
Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By 

Deputy


APPROVED AS TO FORM:
GREGORY P. PRIAMOS
County Counsel

By 

Wesley W. Stanfield
Deputy County Counsel

RECOMMENDED FOR APPROVAL:

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION



AIDEE ARPON
ASSOCIATE RIGHT OF WAY AGENT
DISTRICT 8

Approved By:

By: 

SUSAN R. ESPARZA
Senior Right of Way Agent
District 8

Date: 5/25/18

By: 

REBECCA GUIRADO
Deputy District Director, Right of Way
District 8

Date: 5/30/18

No Obligations Other Than Those Set Forth Herein Will Be Recognized.

EXHIBIT "A"

That portion of Lot 96 of Romola Farms, in the City of Menifee, County of Riverside, State of California, as shown on a map filed in Book 12 of Maps, Page 71, in the Office of the County Recorder of said County, lying westerly and southerly of the following described line:

BEGINNING at the southeast corner of said Lot 96; thence along the east line of said Lot 96, North 0°35'34" East, 3.33 feet to a non-tangent curve concave northeasterly and having a radius of 825.00 feet, a radial line to said point bears South 0°01'06" West; thence westerly along said curve through a central angle of 33°51'55" an arc distance of 487.62 feet; thence North 55°06'59" West, 182.05 feet to the easterly right of way line of Antelope Road, 58.99 feet wide as described in a Grant of Easement to the City of Menifee recorded August 11, 2009 as Document No. 2009-0416952 of Official Records of said County, also being the **POINT OF TERMINATION** of this line.

Together with underlying fee interest, if any, contiguous to the above-described property in and to the adjoining public way.

The bearings and distances used in the above description are on the California Coordinate System of 1983 (Epoch 2007.00), Zone 6. Divide the above distances by 0.999907263 to obtain ground level distances.

The attached real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature *JW Musial*
Jaroslaw W. Musial, P.L.S.

Date: 6-01-17



EXHIBIT "A"

A temporary easement for construction purposes in and to that portion of Lot 96 of Romola Farms, in the City of Menifee, County of Riverside, State of California, as shown on a map filed in Book 12 of Maps, Page 71, in the Office of the County Recorder of said County, being a strip of land 5.00 feet wide, the left sideline of which, looking in the direction of the traverse, being described as follows:

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The right sideline of said strip shall be prolonged or shortened so as to begin at said east line of Lot 96 and terminate at the easterly right of way line of Antelope Road.

Rights to the above described temporary easement shall cease and terminate on March 27, 2020 The rights may also be terminated prior to the above date by STATE upon notice to GRANTOR.

The bearings and distances used in the above description are on the California Coordinate System of 1983 (Epoch 2007.00), Zone 6. Divide the above distances by 0.999907263 to obtain ground level distances.

The attached real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature *J. W. Musial*
Jaroslaw W. Musial, P.L.S.

Date: 6-01-17



RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention Record Maps- MS 980

FREE RECORDING:

This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

GRANT DEED

APN: 329-120-044

District	County	Route	Postmile	Number
08	Riv	074	28.84	24155-1

County of Riverside, a Political Subdivision of the State of California,

hereinafter called GRANTOR, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, all that real property in the City of Menifee, County of Riverside, State of California, described as follows:

See Exhibit A, attached.

The GRANTOR further understands that the present intention of the STATE is to construct and maintain a public highway on the lands hereby conveyed in fee and the GRANTOR, for itself and its successors and assigns.

08-Riv-074-PM 28.84-24155 (24155-1)

MAY 22 2018 3.9

Number
24155-1

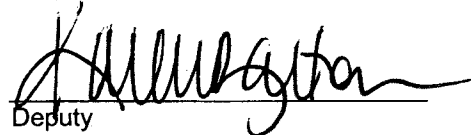
Dated: May 22, 2018

COUNTY:
COUNTY OF RIVERSIDE, A
POLITICAL SUBDIVISION OF THE
STATE OF CALIFORNIA



Chuck Washington, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem,
Clerk of the Board



Deputy

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



Wesley W. Stanfield
Deputy County Counsel

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated _____

By _____
Director of Transportation

By _____
Attorney in Fact

EXHIBIT "A"

That portion of Lot 96 of Romola Farms, in the City of Menifee, County of Riverside, State of California, as shown on a map filed in Book 12 of Maps, Page 71, in the Office of the County Recorder of said County, lying westerly and southerly of the following described line:

BEGINNING at the southeast corner of said Lot 96; thence along the east line of said Lot 96, North 0°35'34" East, 3.33 feet to a non-tangent curve concave northeasterly and having a radius of 825.00 feet, a radial line to said point bears South 0°01'06" West; thence westerly along said curve through a central angle of 33°51'55" an arc distance of 487.62 feet; thence North 55°06'59" West, 182.05 feet to the easterly right of way line of Antelope Road, 58.99 feet wide as described in a Grant of Easement to the City of Menifee recorded August 11, 2009 as Document No. 2009-0416952 of Official Records of said County, also being the **POINT OF TERMINATION** of this line.

Together with underlying fee interest, if any, contiguous to the above-described property in and to the adjoining public way.

The bearings and distances used in the above description are on the California Coordinate System of 1983 (Epoch 2007.00), Zone 6. Divide the above distances by 0.999907263 to obtain ground level distances.

The attached real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature *JW Musial*
Jaroslaw W. Musial, P.L.S.

Date: 6-01-17



RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
464 W. 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
Attention Record Maps- MS 980

FREE RECORDING:

This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

**EASEMENT DEED
(TEMPORARY)**

District	County	Route	Postmile	Number
08	Riv	074	28.84	24155-2

County of Riverside, a Political Subdivision of the State of California,

hereinafter called GRANTOR, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, a TEMPORARY EASEMENT for construction purposes, upon, over and across that real property in the City of Menifee, County of Riverside, State of California, described as follows:

See Exhibit A, attached.

08-Riv-074-PM 28.84-24155 (24155-02)

MAY 22 2018 3.9

Number
24155-2

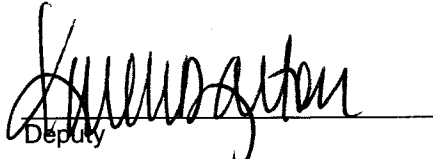
Dated: May 22, 2013

COUNTY:
COUNTY OF RIVERSIDE, A
POLITICAL SUBDIVISION OF THE
STATE OF CALIFORNIA



Chuck Washington, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem,
Clerk of the Board



Deputy

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



Wesley W. Stantfield
Deputy County Counsel

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated _____

By _____
Director of Transportation

By _____
Attorney in Fact

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

} §

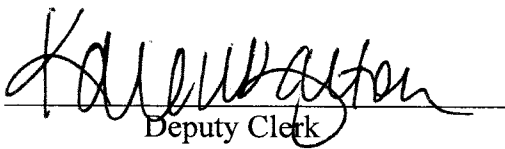
On May 22, 2018, before me, Karen Barton, Board Assistant, personally appeared Chuck Washington, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By:


Deputy Clerk

(SEAL)

EXHIBIT "A"

A temporary easement for construction purposes in and to that portion of Lot 96 of Romola Farms, in the City of Menifee, County of Riverside, State of California, as shown on a map filed in Book 12 of Maps, Page 71, in the Office of the County Recorder of said County, being a strip of land 5.00 feet wide, the left sideline of which, looking in the direction of the traverse, being described as follows:

COMMENCING at the southeast corner of said Lot 96; thence along the east line of said Lot 96, North 0°35'34" East, 3.33 feet to the **POINT OF BEGINNING**, said point also being the beginning of a non-tangent curve concave northeasterly and having radius of 825.00 feet, a radial line to said point bears South 0°01'06" West; thence westerly along said curve through the central angle 33°51'55" an arc distance of 487.62 feet; thence North 55°06'59" West, 182.05 feet to the easterly right of way line of Antelope Road, 58.99 feet wide as described in a Grant of Easement to the City of Menifee recorded August 11, 2009 as Document No. 2009-0416952 of Official Records of said County also being the **POINT OF TERMINATION** of this line.

The right sideline of said strip shall be prolonged or shortened so as to begin at said east line of Lot 96 and terminate at the easterly right of way line of Antelope Road.

Rights to the above described temporary easement shall cease and terminate on March 27, 2020 The rights may also be terminated prior to the above date by STATE upon notice to GRANTOR.

The bearings and distances used in the above description are on the California Coordinate System of 1983 (Epoch 2007.00), Zone 6. Divide the above distances by 0.999907263 to obtain ground level distances.

The attached real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature _____

JW Musial
Jaroslaw W. Musial, P.L.S.

Date: _____

6-01-17



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



ITEM
3.9
(ID # 6786)

MEETING DATE:
Tuesday, May 8, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Resolution No. 2018-078, Notice of Intention to Convey Fee Simple Interest and Temporary Easement Interest in Real Property in the City of Menifee to the State of California, Department of Transportation, District 5, [\\$0] (Clerk to Post Notice of Intention) (Set for Public Meeting on or after May 22, 2018 @ 9:00 a.m.)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2018-078, Notice of Intention to Convey Fee Simple Interest by a Grant Deed and a Temporary Easement Interest by an Easement Deed, all within a portion of Real Property located in the City of Menifee, County of Riverside, Assessor's Parcel Number 329-120-044 to the State of California, Department of Transportation; and
2. Direct the Clerk of the Board to give notice as provided in Government Code Section 6061.

ACTION: Policy, Set for Meeting

A handwritten signature in black ink, appearing to read "Robert Field".

Robert Field, Assistant County Executive Officer/ECD 4/20/2018

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 and is set for public meeting on or after May 22, 2018 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: May 8, 2018
xc: EDA, COB

Kegia Harper-Ihem
Clerk of the Board
By: Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2017/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Pursuant to Government Code Section 25365, the County of Riverside (County) may transfer interests in real property, or any interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county use.

The County intends to convey a Fee Simple Interest, consisting of 10,362 square feet identified by Parcel Number 24155-1 and a Temporary Easement Interest, consisting of 6,702 square feet, identified by Parcel Number 24155-2 in Real Property located in the City of Menifee, identified as a portion of Assessor's Parcel Number 329-120-044, to the State of California, Department of Transportation (Caltrans). The fair market value consideration to be paid by Caltrans to the County is \$55,300 for this necessary road right of way area.

The proposed Caltrans project is to construct a raised-curb median along State Route 74 (SR-74), in Riverside County, from approximately 0.62 miles east of Interstate 215 at Sherman Road (Beginning Post Mile 28.15) to approximately 0.40 miles west of West Acacia Avenue at Myers Street (Ending Post Mile 37.43). The project scope will include constructing left-turn lanes to replace the existing two-way left turn lanes (TWLTL) defined by striping and widening segments of roadway without a TWLTL to accommodate the proposed raise curb median and left-turn lanes. This segment of the project is a four-lane, conventional highway. The approximate length of the project area is 10.6 miles, from I-215 in Romoland east to Myers Street in the city of Hemet.

Resolution No. 2018-078 has been approved as to form by County Counsel.

Impact on Residents and Businesses

The purpose of the project is to improve public safety and reduce the severity of cross centerline collisions. The transfer of this property will benefit both residents and businesses through the construction of safer road improvements throughout this project and within this region of the County.

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

SUPPLEMENTAL:

Additional Fiscal Information


There are no costs associated with this Form 11.

Attachments:

- Aerial Map
- Resolution No. 2018-078
- Exhibit A

RF:HM:VY:CAO:ra 291FM 19.797 13821
MinuteTrak: 6786


Rahimi Masika, Principal Management Analyst 4/30/2018


Gregory V. Priamos, Director County Counsel 4/25/2018



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

5/23/18 Date VB Initial

NOTICE OF EXEMPTION

April 9, 2018

Project Name: County of Riverside, Property Conveyance to the State Department of Transportation, Menifee, Riverside County

Project Number: FM0417200291

Project Location: Southern edge of Eller Park, along north side of Highway 74, east of Antelope Road, Assessor's Parcel Number (APN) 329-120-044, Menifee, Riverside County, California, 92585 (See attached exhibits)

Description of Project: The County of Riverside (County) is the owner property, identified by APN 329-120-044 (Eller Park), which totals approximately 5.15 acres of land. The State of California Department of Transportation (Caltrans) is undertaking a project to construct a raised-curb median along State Route 74 (SR-74), in Riverside County, from approximately 0.62 miles east of Interstate 215 at Sherman Road (Beginning Post Mile 28.15) to approximately 0.40 miles west of West Acacia Avenue at Myers Street (Ending Post Mile 37.43). The project scope includes the construction of left-turn lanes to replace the existing two-way left turn lanes (TWLTL) defined by striping and widening segments of roadway without a TWLTL to accommodate the proposed raise curb median and left-turn lanes. Adjacent to the County-owned property, SR-74 is a four-lane, conventional highway and the approximate length of the project area is 10.6 miles, from I-215 in Romoland east to Myers Street in the city of Hemet. The purpose of the project is to improve safety and reduce the severity of cross centerline collisions. In order to construct the project, Caltrans needs additional right-of-way from the adjacent County-owned parcel to implement the improvements. Pursuant to Government Code Section 25365, the County may, by a four-fifths vote, transfer interests in real property, or any interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county use. The County intends to convey a Fee Simple Interest, consisting of 10,362 square feet identified by Parcel Number 24155-1 and a Temporary Easement Interest, consisting of 6,702 square feet, identified by Parcel Number 24155-2 in Real Property located in the City of Menifee, identified as a portion of Assessor's Parcel Number 329-120-044, to Caltrans. Finding that the fee simple interest in property is no longer necessary for use by the County, the County intends to transfer its fee simple interest in the real property described above to Caltrans. As part of the transfer, the Board of Supervisors will adopt a resolution to convey the property to Caltrans. The approval of the resolution and transfer of the property is identified as the proposed Project under the California Environmental Quality Act (CEQA). No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency, California State Department of Transportation

Exempt Status: Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Article 5 Sections 15061.

MAY 22 2018 3,9

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686 org

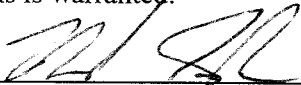
- Administration, Aviation, Business Intelligence, Cultural Services, Community Services, Custodial, Housing, Housing Authority, Information Technology, Maintenance, Marketing, Economic Development, Edward-Dean Museum, Environmental Planning, Fair & National Date Festival, Foreign Trade, Graffiti Abatement, Parking, Project Management, Purchasing Group, Real Property, Redevelopment Agency, Workforce Development

Reasons Why Project is Exempt: The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include unusual circumstances which would have a potentially significant effect on the environment. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. The Project is limited to the transfer of property and no significant environmental impacts are anticipated to occur.

- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The transfer of property is an administrative function, and would not result in any direct physical environmental impacts. The primary indirect impact of the transfer would result in Caltrans completing the highway improvements. The indirect effects of the highway improvements have been previously analyzed and cleared under CEQA with Caltrans acting as the lead agency. No changes or substantial new information have occurred which would necessitate any new or additional environmental analysis of these indirect effects. Therefore, in no way, would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____



Date: _____

4/9/18

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Menifee Property Conveyance to the State Department of Transportation

Accounting String: 528500-47220-7200400000- FM0417200291

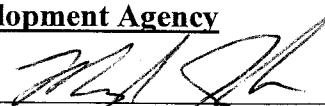
DATE: April 9, 2018

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

PRESENTED BY: Craig Olsen, Superivsing Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: April 9, 2018

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0417200291**
Menifee Property Conveyance to the State Department of Transportation

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file



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

May 10, 2018

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. 2018-078 NOTICE OF INTENTION TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday: May 15, 2018.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Advertising Order Confirmation

The Press Enterprise

05/10/18

11:14:28AM

Page 3

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

RESOLUTION NO. 2018-078
NOTICE OF INTENTION TO CONVEY REAL PROPERTY INTERESTS TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, IN THE CITY OF MENIFEE, CALIFORNIA FROM A PORTION OF ASSESSOR'S PARCEL NUMBER 329-120-044

WHEREAS, the real property is located on the northeast corner of Antelope Road and State Route 74 in the City of Menifee, identified as Assessor's Parcel Number 329-120-044 ("Property"), is owned by County of Riverside ("County");

WHEREAS, the State of California, Department of Transportation ("Caltrans") proposes to widen State Route 74;

WHEREAS, Caltrans has presented an offer to County and County desires to accept said offer in the amount of \$55,300.00 to purchase a fee simple interest and a temporary easement interest from a portion of the Property in order to facilitate improvements to State Route 74;

WHEREAS, Caltrans and the County concur that it would be in both parties' best interest to transfer the land to Caltrans to further implement Caltrans' State Route 74 winding project to improve the flow of traffic in this area; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED AND NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside, authorized and duly assembled on May 8, 2018, that the County of Riverside hereby conveys, on or after May 22, 2018 to the State of California, Department of Transportation, pursuant to the terms and conditions of a Right of Way Contract between County and Caltrans, the following described real estate: Certain real property interests located in the City of Menifee, County of Riverside, State of California identified by and known as portions of Assessor's Parcel Number 329-120-044, more particularly described in Exhibit "A," Legend Description, attached hereto and thereby made a part hereof.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board of Supervisors is hereby directed to give notice hereof as provided in Section 6061 of the Government Code.

EXHIBIT "A"

That portion of Lot 96 of Remona Farms, in the City of Menifee, County of Riverside, State of California, as shown on a map filed in Book 12 of Maps, Page 7, in the Office of the County Recorder of said County, lying westerly and southerly of the following described line:

BEGINNING at the southeast corner of said Lot 96; thence along the east line of said Lot 96, North 0°33'34" East, 3.33 feet to a non-tangent curve concave northeasterly and having a radius of 825.00 feet, a radial line to said point bears South 07°10' West; thence westerly along said curve through a central angle of 33°51'55" on arc distance of 487.62 feet; thence North 55°06'39" West, 162.05 feet to the easterly right of way line of Antelope Road, 38.99 feet wide as described in a Grant of Easement to the City of Menifee recorded August 11, 2009 as Document No. 2009-0416932 of Official Records of said County, also being the **POINT OF TERMINATION** of this line.

Together with underlying fee interest, if any, contiguous to the above-described property in and to the adjoining public way.

The bearings and distances used in the above description are on the California Coordinate System of 1983 (Epoch 2007 AD), Zone 6. Distances are rounded to the nearest centimeter to obtain ground level distances.

The attached real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature Jaroslaw W. Musial, P. L.S.

Date: 6-01-17

EXHIBIT "A"

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NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF
THE COUNTY OF RIVERSIDE

RESOLUTION NO. 2018-078

NOTICE OF INTENTION TO CONVEY REAL PROPERTY INTERESTS
TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION
IN THE CITY OF MENIFEE, CALIFORNIA FROM A PORTION OF
ASSESSOR'S PARCEL NUMBER 329-120-044

WHEREAS, the real property is located on the northeast corner of Antelope Road and State Route 74 in the City of Menifee, identified as Assessor's Parcel Number 329-120-044 ("Property") is owned by County of Riverside ("County");

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BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED and NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside, California, in regular session assembled on May 8, 2018, that the Board intends to convey **on or after May 22, 2018** to the State of California Transportation Department, pursuant to the terms and conditions of a Right of Way Contract between County and Caltrans, the following described real estate: Certain real property interests located in the City of Menifee, County of Riverside, State of California identified by and known as portions of Assessor's Parcel Number 329-120-044, more particularly described in Exhibit "A" Legal Description, attached hereto and thereby made a part hereof.

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(INSERT EXHIBIT "A" HERE)

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: May 10, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

EXHIBIT "A"

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Jaroslaw W. Musial, P.L.S.

Date: 6-01-17



EXHIBIT "A"

A temporary easement for construction purposes in and to that portion of Lot 96 of Romola Farms, in the City of Menifee, County of Riverside, State of California, as shown on a map filed in Book 12 of Maps, Page 71, in the Office of the County Recorder of said County, being a strip of land 5.00 feet wide, the left sideline of which, looking in the direction of the traverse, being described as follows:

COMMENCING at the southeast corner of said Lot 96; thence along the east line of said Lot 96, North 0°35'34" East, 3.33 feet to the **POINT OF BEGINNING**, said point also being the beginning of a non-tangent curve concave northeasterly and having radius of 825.00 feet, a radial line to said point bears South 0°01'06" West; thence westerly along said curve through the central angle 33°51'55" an arc distance of 487.62 feet; thence North 55°06'59" West, 182.05 feet to the easterly right of way line of Antelope Road, 58.99 feet wide as described in a Grant of Easement to the City of Menifee recorded August 11, 2009 as Document No. 2009-0416952 of Official Records of said County also being the **POINT OF TERMINATION** of this line.

The right sideline of said strip shall be prolonged or shortened so as to begin at said east line of Lot 96 and terminate at the easterly right of way line of Antelope Road.

Rights to the above described temporary easement shall cease and terminate on March 27, 2020. The rights may also be terminated prior to the above date by STATE upon notice to GRANTOR.

The bearings and distances used in the above description are on the California Coordinate System of 1983 (Epoch 2007.00), Zone 6. Divide the above distances by 0.999907263 to obtain ground level distances.

The attached real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature J. W. Musial
Jaroslaw W. Musial, P.L.S.

Date: 6-01-17

