

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



ITEM  
3.17  
(ID # 7828)

**MEETING DATE:**

Tuesday, November 6, 2018

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA) AND TLMA-Transportation :

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA)/TRANSPORTATION LAND MANAGEMENT AGENCY (TLMA) -TRANSPORTATION DEPARTMENT: Adopt Resolution No. 2018-138, Authorization to Convey Permanent Easement Interests in Real Property designated as County Parcel Numbers 22794-2, 22794-3, 22796-2, and 22796-3 to the City of Indio and Fee Simple Interest in Real Property designated as County Parcel Number 22796-1 to the State of California, all located in the City of Indio, County of Riverside, State of California, by Quitclaim Deeds, California Environmental Quality Act Nothing Further is Required, District 4; [\$0] (Requires 4/5ths Vote)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that all potential effects have been adequately analyzed in the Initial Study with Mitigated Negative Declaration/Environmental Assessment with Finding of No Significant Impact approved by the California Department of Transportation on April 30, 2013 and that therefore nothing further is required pursuant to the California Environmental Quality Act (CEQA) for the conveyance of the permanent easement interests and fee simple interest;
2. Adopt Resolution No. 2018-138, Authorization to Convey Permanent Easement Interests in Real Property designated as County Parcel Numbers 22794-2, 22794-3, 22796-2 and 22796-3 to the City of Indio and Fee Simple Interest in Real Property designated as County Parcel Number 22796-1 to the State of California, all located within the City of Indio, County of Riverside, State of California by Quitclaim Deeds;

**ACTION:** 4/5 Vote Required, Policy

  
Robert Field, Assistant County Executive Officer/ECD

8/27/2018

  
Patricia Romo, Director of Transportation

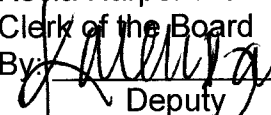
9/18/2018

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**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: November 6, 2018  
xc: EDA, Transp.

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. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed for County Parcel No. 22794-2 in favor of the City of Indio to complete this conveyance;
4. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed for County Parcel No. 22794-3 in favor of the City of Indio to complete this conveyance;
5. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed for Parcel No. 22796-1 in favor of the State of California to complete this conveyance;
6. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed for Parcel Nos. 22796-2 and 22796-3, in favor of the City of Indio to complete this conveyance; and
7. Authorize the Assistant County Executive Officer/ECD or his designee, to execute any other documents and administer all actions necessary to complete this transaction.

| <b>FINANCIAL DATA</b>       | <b>Current Fiscal Year:</b> | <b>Next Fiscal Year:</b> | <b>Total Cost:</b>        | <b>Ongoing Cost</b> |
|-----------------------------|-----------------------------|--------------------------|---------------------------|---------------------|
| <b>COST</b>                 | \$ 0                        | \$ 0                     | \$ 0                      | \$ 0                |
| <b>NET COUNTY COST</b>      | \$ 0                        | \$ 0                     | \$ 0                      | \$ 0                |
| <b>SOURCE OF FUNDS: N/A</b> |                             |                          | <b>Budget Adjustment:</b> | No                  |
|                             |                             |                          | <b>For Fiscal Year:</b>   | 2018/19             |

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Jefferson Street at Interstate 10 (I-10) Interchange Project consists of the construction of a new interchange with standard diamond ramps, loop entrance ramps and a new eight-lane Jefferson Street overcrossing over I-10. Reference is made to Exhibit A (Vicinity Map).

On December 20, 2011, the Board approved Item 3-25, a Cooperative Agreement between the County of Riverside, City of Indio and the State of California Department of Transportation (Caltrans) which designated the County as lead agency for purposes of land acquisition services for the project.

The Initial Study with Mitigated Negative Declaration/Environmental Assessment with Finding of No Significant Impact was completed in compliance with the State CEQA Guidelines and approved by the California Department of Transportation as the CEQA lead agency on April 30, 2013. At its meeting on December 10, 2013 (Item 9-1), the Riverside County Board of Supervisors approved Resolution No. 2013-219 (Authorizing Resolution of Necessity Regarding the Jefferson Street/Interstate 10 Interchange Project) authorizing the County to acquire property by eminent domain pursuant to various statutes including Government Code, §25350.5. The release of properties to their respective jurisdictions is an action in furtherance of the project, and no further documentation is required under CEQA.

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

The County acquired each one of the property interests shown in the table below to facilitate the construction of the Jefferson Street at Interstate 10 Interchange Project, within the City of Indio and State of California jurisdictions. Since the construction of the Jefferson Street at Interstate 10 Interchange Project is substantially completed, the County must now release and remit any interest the County may have in the properties listed below by Quitclaim Deeds to the City of Indio and State of California.

| Parcel Nos.                              | Property Interests Acquired  | Type of Document/<br>Recording Information   | Current Grantee<br>Proposed Grantee  |
|--|--|--|--|
| 22794-1<br>22794-2<br>22794-3            | Fee Simple Street<br>Easement Slope<br>Easement                                  | Grant Deed 2-24-<br>2014/0069841<br>Easement Deed 2-24-<br>2014/0069842<br>Easement Deed 2-24-<br>2014/0069843 | State of California Not<br>applicable* County of<br>Riverside City of Indio<br>County of Riverside<br>City of Indio  |
| 22796-1<br>22796-2<br>22796-3<br>22796-4 | Fee Simple Road<br>Easement Slope<br>Easement Temporary<br>Construction Easement | All Parcel Nos. are<br>included in the Final<br>Order of Condemnation<br>5-16-17/0195015                       | County of Riverside<br>State of California<br>County of Riverside<br>City of Indio County of<br>Riverside City of Indio<br>County of Riverside<br>Not applicable** |

\*Parcel No. 22794-1 was conveyed directly to the State of California. Therefore, no further action is required.

\*\*Parcel No. 22796-4 is a temporary construction easement and has expired. Therefore, no further action is required.

On or after October 16, 2018, the Board of Supervisors adopted Resolution No. 2018-137, Notice of Intention to Convey Permanent Easement Interests in Real Property designated as County Parcel Numbers 22794-2, 22794-3, 22796-2, and 22796-3 to the City of Indio and Fee Simple Interest in Real Property designated as County Parcel Number 22796-1 to the State of California, all located in the City of Indio, County of Riverside, State of California, by Quitclaim Deeds and notice was published by the Clerk of the Board pursuant to Section 6061 of the Government Code.

Pursuant to Government Code Section 25365, the County of Riverside, by 4/5 vote may transfer interests in real property, or any interest therein, belonging to the County to other persons, 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.

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

Resolution No. 2018-138 has been reviewed and approved by County Counsel as to legal form.

**Impact on Residents and Businesses**

The Jefferson Street at Interstate 10 Interchange Project has corrected existing geometric deficiencies and is anticipated to reduce projected operational deficiencies and reduce congestion from the forecasted growth in the area.

**Additional Fiscal Information**

There is no additional net County cost associated with this project and no budget adjustment is required.

**Attachments:**

- Vicinity Map
- Resolution No. 2018-138
- Quitclaim Deed for Parcel No. 22794-2 including Easement Deed recorded 2-24-2014 (2014-0069842)
- Quitclaim Deed for Parcel No. 22794-3 including Easement Deed recorded 2-24-2014 (2014-0069843)
- Quitclaim Deed for Parcel No. 22796-1 including a copy of Final Order of Condemnation recorded May 16, 2017 (2017-0195015)
- Quitclaim Deed for Parcel Nos. 22796-2 and 22796-3 including a copy of Final Order of Condemnation recorded May 16, 2017 (2017-0195015)

RF:PR:HM:VY:SV:mc 392TR 19.918 13873  
Transportation Work Order No. B2-0388  
MinuteTrak:7828

  
\_\_\_\_\_  
Rohini Dasika, Principal Management Analyst      10/29/2018

  
\_\_\_\_\_  
Gregory V. Priamos, Director County Counsel      10/2/2018

1 Board of Supervisors

County of Riverside

2 Resolution No. 2018-138

3 Authorization to Convey Permanent Easement Interests in Real Property designated as  
4 County Parcel Numbers 22794-2, 22794-3, 22796-2, and 22796-3 to the City of Indio  
5 and Fee Simple Interest in Real Property designated as County Parcel Number 22796-1  
6 to the State of California, all located in the City of Indio, County of Riverside, State of  
7 California, by Quitclaim Deeds

8  
9 WHEREAS, the County of Riverside (County) acquired each one of the property  
10 interests below in Table 1 to facilitate and accomplish the construction of the Interstate  
11 10/Jefferson Street Interchange Project ("Project"), within the City of Indio and State of  
12 California jurisdictions:

13

| Table 1     |                                    |  |  |
|-------------|------------------------------------|--|--|
| Parcel Nos. | Property Interests Acquired        | Type of Document/<br>Recording Information   | Current Grantee<br>Proposed Grantee        |
| 22794-1     | Fee Simple                         | Grant Deed<br>2-24-2014/0069841  | State of California<br>Not applicable      |
| 22794-2     | Street Easement                    | Easement Deed<br>2-24-2014/0069842   | County of Riverside<br>City of Indio       |
| 22794-3     | Slope Easement                     | Easement Deed<br>2-24-2014/0069843   | County of Riverside<br>City of Indio       |
| 22796-1     | Fee Simple                         | All Parcel Nos. are<br>included in the Final<br>Order of Condemnation<br>5-16-17/0195015 | County of Riverside<br>State of California |
| 22796-2     | Road Easement                      |  | County of Riverside<br>City of Indio       |
| 22796-3     | Slope Easement                     |  | County of Riverside<br>City of Indio       |
| 22796-4     | Temporary Construction<br>Easement |  | County of Riverside<br>Not applicable      |

24  
25 WHEREAS, since the construction of the Project is completed, the County must  
26 now release and remit any interest the County may have in the properties listed above  
27 as follows:

28 11.06.18 3.17

FORM APPROVED COUNTY COUNSEL  
BY:  9/26/18  
DATE  
THOMAS OH

1           • Parcel No. 22794-1 is already conveyed to the State of California and is  
2 excluded from the Quitclaim Deed to the State of California;

3           • Parcel No. 22794-2 and Parcel No. 22794-3 are proposed to be  
4 conveyed by Quitclaim Deeds to the City of Indio;

5           • Parcel No. 22796-1 is proposed to be conveyed by Quitclaim Deed to the  
6 State of California;

7           • Parcel No. 22796-2 and Parcel No. 22796-3 are proposed to be  
8 conveyed by Quitclaim Deeds to the City of Indio;

9           • Parcel No. 22796-4 temporarily needed for the construction of the Project  
10 has expired and the temporary property interests are excluded from the Quitclaim  
11 Deeds to the City of Indio and State of California;

12           WHEREAS, it is recommended that the Board find that nothing further is  
13 required for the conveyance and release of the permanent easement interests and fee  
14 simple interest because all potential effects have been adequately analyzed in the  
15 Initial Study with Mitigated Negative Declaration/Environmental Assessment with  
16 Finding of No Significant Impact approved by the California Department of  
17 Transportation on April 30, 2013;

18           NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by  
19 the Board of Supervisors of the County of Riverside, California, not less than four-fifths  
20 of all members concurring, in regular session assembled on or after November 6,  
21 2018, that this Board, based upon a review of the evidence and information presented  
22 on this matter, as it relates to the conveyance, has determined that nothing further is  
23 required, as it relates to the Permanent Easement Interests in Real Property (Parcel  
24 Nos. 22794-2, 22794-3, 22796-2, and 22796-3) listed in Table 1 above to the City of  
25 Indio, a municipal corporation, and the Fee Simple Interest in Real Property (Parcel  
26 No. 22796-1) listed in Table 1 above to the State of California, because it can be seen  
27 with certainty that there is no possibility that the activity in question will have a  
28 significant effect on the environment because it merely involves the conveyance of real

1 property interests and no construction activities or development is to occur and the  
2 Project is now complete, and authorizes the conveyance of the property interests listed  
3 in Table 1 as set forth therein,

4 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the  
5 Board of Supervisors of the County of Riverside is authorized to execute the Quitclaim  
6 Deed for Parcel No. 22794-2 and Quitclaim Deed for Parcel No. 22794-3 on behalf of  
7 the County to complete the conveyance of the property interests and transaction to the  
8 City of Indio;

9 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the  
10 Board of Supervisors of the County of Riverside is authorized to execute the Quitclaim  
11 Deed for Parcel No. 22796-1 on behalf of the County to complete the conveyance of  
12 the property interests and transaction to the State of California;

13 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the  
14 Board of Supervisors of the County of Riverside is authorized to execute the Quitclaim  
15 Deed for Parcel Nos. 22796-2 and 22796-3 on behalf of the County to complete the  
16 conveyance of the property interests and transaction to the City of Indio; and

17 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County  
18 Executive Officer/ECD, or his designee, is authorized to execute any other documents  
19 to complete this transaction.

20 ROLL CALL:

21 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
22 Nays: None  
23 Absent: None

24  
25  
26  
27  
28  
The foregoing is certified to be a true copy of a  
resolution duly adopted by said Board of Super-  
visors on the date therein set forth.

KECIA HARPER-HEM, Clerk of said Board

By:  Deputy

Recorded at request of and return to:

City of Indio  
100 Civic Center Mall  
Indio, California 92201

**FREE RECORDING**

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

SV:mc/081518/392TR/19.920

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

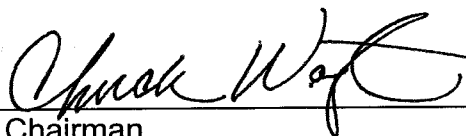
PROJECT: Interstate 10/Jefferson Street  
Interchange  
PARCEL: 22794-2

## QUITCLAIM DEED

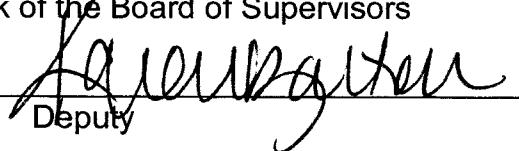
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF INDIO, a municipal corporation, all right, title, and interest in and to the real property in the City of Indio, County of Riverside, State of California, designated as County Parcel Number 22794-2, as conveyed in Easement Deed recorded on February 24, 2014, as Document No. 2014-0069842, records of said County, attached hereto and made a part hereof.

Dated: November 6, 2018

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

By:   
Chairman  
Board of Supervisors

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board of Supervisors

By:   
Deputy

NOV 06 2018 3.17





PROJECT: INTERSTATE 10/JEFFERSON STREET INTERCHANGE  
PARCEL: 22794-2

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY that the quitclaim deed for public street purposes, and all other uses necessary or convenient thereto, including, but not limited to street, sewer, drainage, and utilities from the County of Riverside, a political subdivision of the State of California, dated \_\_\_\_\_, 20\_\_\_\_, is hereby accepted by the undersigned officer or agent on behalf of the City of Indio, a Municipal Corporation, on behalf of the City Council of the City of Indio, pursuant to authority conferred by Resolution No. 1028 of the City Council for the City of Indio adopted August 6, 1958, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

**CITY OF INDIO**

By: \_\_\_\_\_  
Mark Scott  
City Manager

**ATTEST**

\_\_\_\_\_  
City Clerk, Cynthia Hernandez

**ACKNOWLEDGMENT**

PROJECT: INTERSTATE 10/JEFFERSON STREET INTERCHANGE  
PARCEL: 22794-2

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 )ss  
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

# Commonwealth Land Title Company

Recorded at request of and return to:  
Economic Development Agency/  
Facilities Management  
Real Estate Division  
On behalf of the Transportation Department  
3403 10<sup>th</sup> 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:s/110513/392TR/16.459

(Space above this line for Recorder's use)

TAA: 007-187

PROJECT: I-10/JEFFERSON STREET  
INTERCHANGE PROJECT  
PARCEL: 22794-2  
APN: 607-260-047 (portion)

## EASEMENT DEED

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

DANIEL J. HURWITZ, a single man, as to an undivided one half interest and RINA R. ELIASHAR, Trustee of the Rina R. Eliashar Revocable Trust dated October 30, 1996, as to an undivided one-half interest

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, a permanent easement for public street purposes, and all uses necessary or convenient thereto, including, but not limited to street, sewer, drainage, and utilities, within the real property in the City of Indio, County of Riverside, State of California, as more particularly described as:

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

PROJECT: I-10/JEFFERSON STREET INTERCHANGE PROJECT  
PARCEL: 22794-2  
APN: 607-260-047 (PORTION)

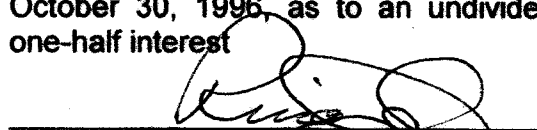
Dated: 11/5/13

GRANTOR:

DANIEL J. HURWITZ, a single man, as to  
an undivided one-half interest

  
\_\_\_\_\_  
Daniel J. Hurwitz

RINA R. ELIASHAR, Trustee of the Rina  
R. Eliashar Revocable Trust dated  
October 30, 1996, as to an undivided  
one-half interest

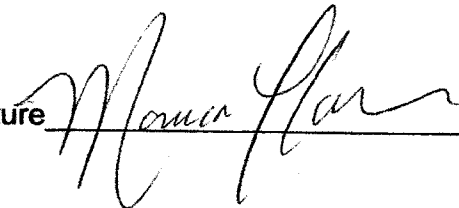
  
\_\_\_\_\_  
Rina R. Eliashar, Trustee

STATE OF CALIFORNIA )  
COUNTY OF Riverside )ss  
)

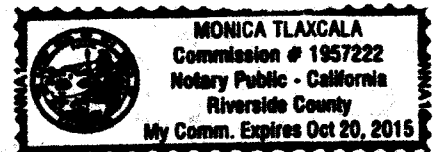
On 11/5/13, before me, Monica Tlaxcala, a Notary  
Public in and for said County and State, personally appeared  
Daniel J. Hurwitz, who proved  
to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed  
the instrument.

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

WITNESS my hand and official seal:

Signature 

[SEAL]



STATE OF CALIFORNIA )  
COUNTY OF Riverside )ss  
 )

On 11/5/13, before me, Monica Tlaxcala, a Notary Public in and for said County and State, personally appeared Rina R. Enashar, 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 Monica Tlaxcala

[SEAL]



EXHIBIT "A"  
LEGAL DESCRIPTION  
22794-2

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, AS DESCRIBED BY QUITCLAIM DEED RECORDED JULY 3, 1991 AS INSTRUMENT NUMBER 226322, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901 PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY;

THENCE N 89°59'25" W ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 8, A DISTANCE 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID JEFFERSON STREET;

THENCE N 00°33'54" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.58 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 89°26'06" W, A DISTANCE OF 45.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 75.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET;

THENCE N 00°33'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 131.93 FEET TO THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 226322;

THENCE N 89°59'56" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 45.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET;

THENCE S 00°33'54" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 131.48 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 5,927 SQUARE FEET, OR 0.136 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22794 (22794-2)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_

*Timothy F. Rayburn*

DATE: \_\_\_\_\_

*4/2/2013*



# EXHIBIT "B"

08-RIV-10-PM52.5-52.6-22794 (22794-2)

N 89°26'06" E 295.89'

## LINE DATA

- ⑱ S 89°26'06" W 45.00'
- ⑲ N 89°59'56" E 45.00'
- ④⑥ N 89°59'25" W 30.00'

VARNER ROAD

T. 5S., R. 7E., S.B.M.  
SECTION 8

CITY OF INDIO

TO NE CORNER  
INST. # 226322  
REC. 07/03/1991

- N 89°59'56" E 550.60' -  
S'LY LINE OF INST. NO. 0635610 REC. 10/12/2007

N'LY LINE OF INST. NO. 226322 REC. 07/03/1991

R1-INDICATES RECORD DATA  
PER RAMP MAP, 5S\_7E\_WEST\_018.

R2-INDICATES RECORD DATA  
PER CALTRANS MONUMENTATION MAP  
NO. 204-715 THROUGH 204-734.

22794-2  
5,927 SQ. FT.  
0.136 AC.

SE 1/2, SE 1/4, SE 1/4, NE 1/4  
SECTION 8

② R/W PER  
TRACT MAP 31195-5  
MB 362/88-96

⑥ R/W PER SUPERVISOR  
MINUTES BOOK 6, PG. 7  
REC. 01/09/1901

①⑥ R/W PER PARCEL 1  
INST. NO. 69-79266  
REC. 08/04/1969

④⑤ RELINQUISHMENT NO. 21771,  
STATE HWY MB 6/96-99,  
RESOLUTION R 1915  
INST. NO. 144728,  
REC. 10/30/1972,

APN 607-260-047

T.P.O.B.

QUITCLAIM DEED PER  
INST. # 91-226322  
REC 07/03/1991

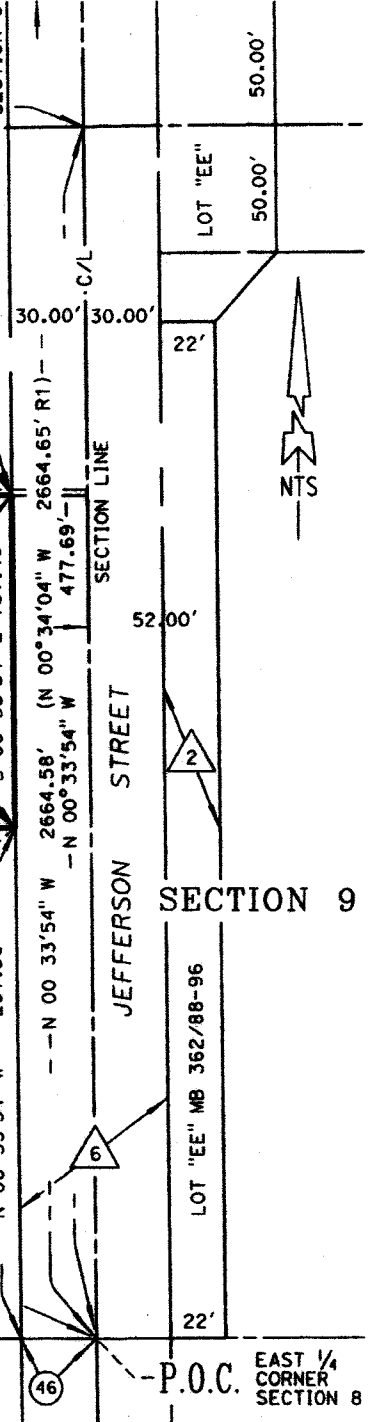
OLD VARNER ROAD  
TO EC OLD (N 63°19'59" W  
VARNER ROAD 1073.00' R2)

TO CENTER SEC.  
SECTION 8 C/L TO BC  
OLD VARNER ROAD

N 89°59'25" W 2635.90'

EAST-WEST CENTER  
SECTION LINE

TO NE  
CORNER  
SECTION 8



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED  
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22794-2

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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

APPROVED BY:

*Timothy F. Rayburn*

DATE:

4/2/2013






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

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated 11-5-13, from DANIEL J. HURWITZ, a single man, as to an undivided one half interest and RINA R. ELIASHAR, Trustee of the Rina R. Eliashar Revocable Trust dated October 30, 1996, as to an undivided one half interest, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public street purposes, and all uses necessary or convenient thereto, including, but not limited to street, sewer, drainage, and utilities, and will not be included into the County Maintained Road System 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: 1-14-14

COUNTY OF RIVERSIDE  
Juan C. Perez, Director of Transportation

By: , Deputy



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

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

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

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

ASSESSOR'S PARCEL NO. 607-260-047 I declare that the documentary transfer tax for this  
Property Address: Vacant Land transaction is: \$ 0

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

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

- 1. \_\_\_ Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
- 2. \_\_\_ Section 11911. The easement is not perpetual, permanent, or for life.
- 3. \_\_\_ Section 11921. The instrument was given to secure a debt.
- 4. X Section 11922. The conveyance is to a governmental entity or political subdivision.
- 5. \_\_\_ Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
- 6. \_\_\_ Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
- 7. \_\_\_ Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
- 8. \_\_\_ Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
- 9. \_\_\_ Section 11930. The conveyance is an *inter vivos* gift\* or a transfer by death.  
\*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.
- 10. \_\_\_ Section 11930. The conveyance is to the grantor's revocable living trust.
- 11. \_\_\_ Other (Include explanation and authority) \_\_\_\_\_

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

Executed this 24 day of February, 2014 at Newport Beach, California  
City State

Signature of Affiant

Michelle Belvedere  
Printed Name of Affiant

Commonwealth Land Title Company  
Name of Firm (if applicable)

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

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

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

For Recorder's Use:

Affix PCOR Label Here

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

SV:mc/081518/392TR/19.921

# QUITCLAIM DEED

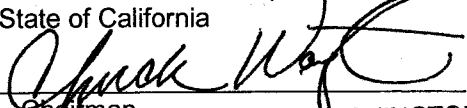
| District | County | Route | Postmile      | Number  |
|----------|--------|-------|---------------|---------|
| 08       | RIV    | 10    | 52.5-<br>52.6 | 22796-1 |

County of Riverside, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the State of California, all right, title and interest in and to the real property in the City of Indio, County of Riverside, State of California, designated as County Parcel Number 22796-1, as conveyed in the Final Order of Condemnation document recorded on May 16, 2017, as Document No. 2017-0195015, records of said County, attached hereto and made a part hereof.

Dated: November 6, 2018

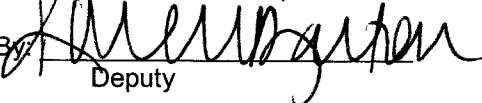
GRANTOR:

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

By:   
Chairman  
Board of Supervisors  
**CHUCK WASHINGTON**

ATTEST:

Kecia Harper-Ihem  
Clerk of the Board of Supervisors

By:   
Deputy

NOV 06 2018 3.17

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

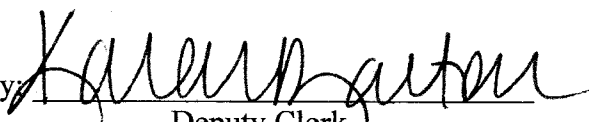
} §

On November 6, 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)

| Number  |
|---------|
| 22796-1 |

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 the within deed and consents to the recordation.

Dated \_\_\_\_\_

By \_\_\_\_\_  
Director of Transportation

By \_\_\_\_\_  
Attorney in Fact

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:  
County of Riverside

AND WHEN RECORDED MAIL TO:

Joan Rudisil  
Murphy & Evertz LLP  
650 Town Center Drive, Ste. 550  
Costa Mesa, CA 92626

**2017-0195015**

05/16/2017 12:07 PM

**\*\*\*Customer Copy Label\*\*\***

The paper to which this label is affixed  
has not been compared with the  
filed/recorded document

Peter Aldana  
County Of Riverside  
Assessor-County Clerk-Recorder

Space above this line for recorder's use only

---

**FINAL ORDER OF CONDEMNATION**

---

Title of Document

(FEE EXEMPT PURSUANT TO GOVERNMENT CODE SECTION 27383)

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

1 Douglas J. Evertz, State Bar No. 123066  
MURPHY & EVERTZ LLP  
2 650 Town Center Drive, Suite 550  
Costa Mesa, California 92626  
3 Telephone No.: 714.277.1700  
Fax No.: 714.277.1777  
4 E-Mail: devertz@murphyevertz.com

5 Attorneys for plaintiff  
COUNTY OF RIVERSIDE  
6  
7

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

MAY 01 2017  
*L. Howell*  
L. Howell

AMC  
MAY 02 2017

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 FOR THE COUNTY OF RIVERSIDE

10  
11  
12 COUNTY OF RIVERSIDE,

13 Plaintiff,

14 v.

15 JEFFERSON STREET VENTURES, LLC,  
a California limited liability company;  
16 PACIFIC BELL TELEPHONE  
COMPANY, a California corporation;  
17 IMPERIAL IRRIGATION DISTRICT;  
SPRINT COMMUNICATIONS  
18 COMPANY, LP, a Delaware limited  
partnership; COACHELLA VALLEY  
19 WATER DISTRICT; VERIZON  
CALIFORNIA, INC.; ALL PERSONS  
20 UNKNOWN CLAIMING AN INTEREST  
IN THE PROPERTY; AND DOES 1-100,  
21 inclusive,

22 Defendants.  
23  
24  
25  
26  
27  
28

Case No. PSC 1400798 MF  
(Consolidated with PSC 1400896)

Assigned for All Purposes To:  
The Hon. Sunshine S. Sykes, Dept. 6

**[PROPOSED] FINAL ORDER OF  
CONDEMNATION**

[APNs 691-180-012, 691-190-001, and 691-  
190-028]

Complaint Filed: February 10, 2014  
Trial Date: Vacated

ORIGINAL

1 Plaintiff County of Riverside ("County"), one the one hand, and defendants Jefferson Street  
2 Ventures, LLC and J&V IV, LLC (collectively "Jefferson Street") and defendant and cross claimant  
3 City of Indio ("City"), on the other hand, having previously stipulated to a Final Judgment in  
4 Condemnation ("Final Judgment"), and having waived a Statement of Decision; Final Judgment  
5 having been entered; no other party or person having or claiming to have an interest in the property  
6 being acquired or the compensation to be paid for the property; it appearing to the Court's satisfaction  
7 that plaintiff County has paid to the defendants entitled thereto the total amount of just compensation  
8 provided for by the Final Judgment; and good cause appearing:

9 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS**  
10 **FOLLOWS:**

11 1. The property described in the attached Exhibit "1" - - (a) a fee simple interest in the  
12 subject property and designated as County Parcel Number 22796-1; (b) a permanent easement for  
13 roadway purposes in portions of the subject property and identified as County Parcel Number 22796-  
14 2; (c) a permanent slope easement in portions of the subject property and identified as County Parcel  
15 Number 22796-3; and (d) a temporary construction easement interests in the subject property and  
16 identified as County Parcel Number 22796-4 (collectively, the "Property") - - is hereby condemned to  
17 the County against all defendants for the construction of public improvements consisting of the  
18 reconstruction, realignment and widening of the existing Interstate 10/Jefferson Street Interchange and  
19 for other uses identical thereto and required thereby, as set forth in the Resolution of Necessity  
20 attached to the County's Complaint in Eminent Domain, filed on February 10, 2014, and known as the  
21 Jefferson Street/Interstate 10 Interchange Project ("Project").

22 2. The use for which the Property is sought to be condemned is for the Project, and for  
23 public uses.

24 3. Jefferson Street and the City stipulated to the Final Judgment, the terms of which are  
25 incorporated herein by this reference. A copy of the Final Judgment is attached hereto as Exhibit "2."  
26 The Court entered the Final Judgment on or about April 10, 2017.

27 4. Pursuant to Revenue and Taxation Code section 5081 *et seq.*, all liens, charges,  
28 conditions and restrictions on the Property being condemned in fee, including real property taxes,

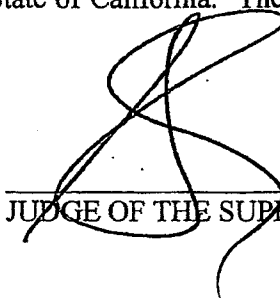
{00111305.1 }



1 assessments, penalties and costs are cancelled and apportioned as of April 22, 2014, the date upon  
2 which the County was entitled to take possession of the Property.

3 5. A certified copy of this Final Order of Condemnation shall be recorded in the Office of  
4 the County Recorder of the County of Riverside, State of California. Thereupon, the Property is  
5 condemned to the County.

6  
7 DATED: 4/26/17

  
\_\_\_\_\_  
JUDGE OF THE SUPERIOR COURT

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**22796-1**

**22796-2**

**22796-3**

**22796-4**

EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-1

BEING A PORTION OF LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, PARCEL "A" OF LOT LINE ADJUSTMENT NUMBER 2005-05 AS DESCRIBED BY GRANT DEED RECORDED MARCH 21, 2005 AS INSTRUMENT NUMBER 2005-0220413 AND THE VACATION OF OLD VARNER ROAD (42ND AVENUE) AS DESCRIBED BY RESOLUTION NUMBER 9107 RECORDED JUNE 16, 2006 AS INSTRUMENT NUMBER 2006-0436243, BOTH OFFICIAL RECORDS OF SAID RECORDER, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 30.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE AND THE TRUE POINT OF BEGINNING;

THENCE N 89°35'57" E CONTINUING ALONG SAID EAST-WEST CENTER-SECTION LINE AND THE SOUTHERLY LINE OF SAID LOT "EE", A DISTANCE OF 22.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT "EE", BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET;

(COURSE "A") THENCE N 89°26'06" E, A DISTANCE OF 95.59 FEET;

(COURSE "B") THENCE S 12°40'20" E, A DISTANCE OF 290.29 FEET;

(COURSE "C") THENCE S 84°03'14" E, A DISTANCE OF 241.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 390.00 FEET;

(COURSE "D") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°23'40", AN ARC DISTANCE 417.90 FEET;

(COURSE "E") THENCE S 22°39'34" E, A DISTANCE OF 566.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND VACATED BY SAID RESOLUTION NUMBER 9107;

THENCE N 39°24'49" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1273.98 FEET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27°37'01", AN ARC DISTANCE OF 614.06 FEET;

THENCE N 67°01'50" W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 449.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9, ALSO BEING THE WESTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE N 00°33'56" W ALONG SAID WESTERLY LINE, A DISTANCE OF 98.53 FEET TO THE

EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-1

NORTHEASTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE S 63°19'59" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 33.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET (30.00 FOOT EASTERLY HALF-WIDTH AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901, PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY);

THENCE N 00°33'56" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 273,415 SQUARE FEET, OR 6.277 ACRES, MORE OR LESS,

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, CONTIGUOUS TO THE ABOVE-DESCRIBED PROPERTY IN AND TO JEFFERSON STREET.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000017150 TO OBTAIN GROUND DISTANCE.

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

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-1)

SEE ATTACHED EXHIBIT "B"

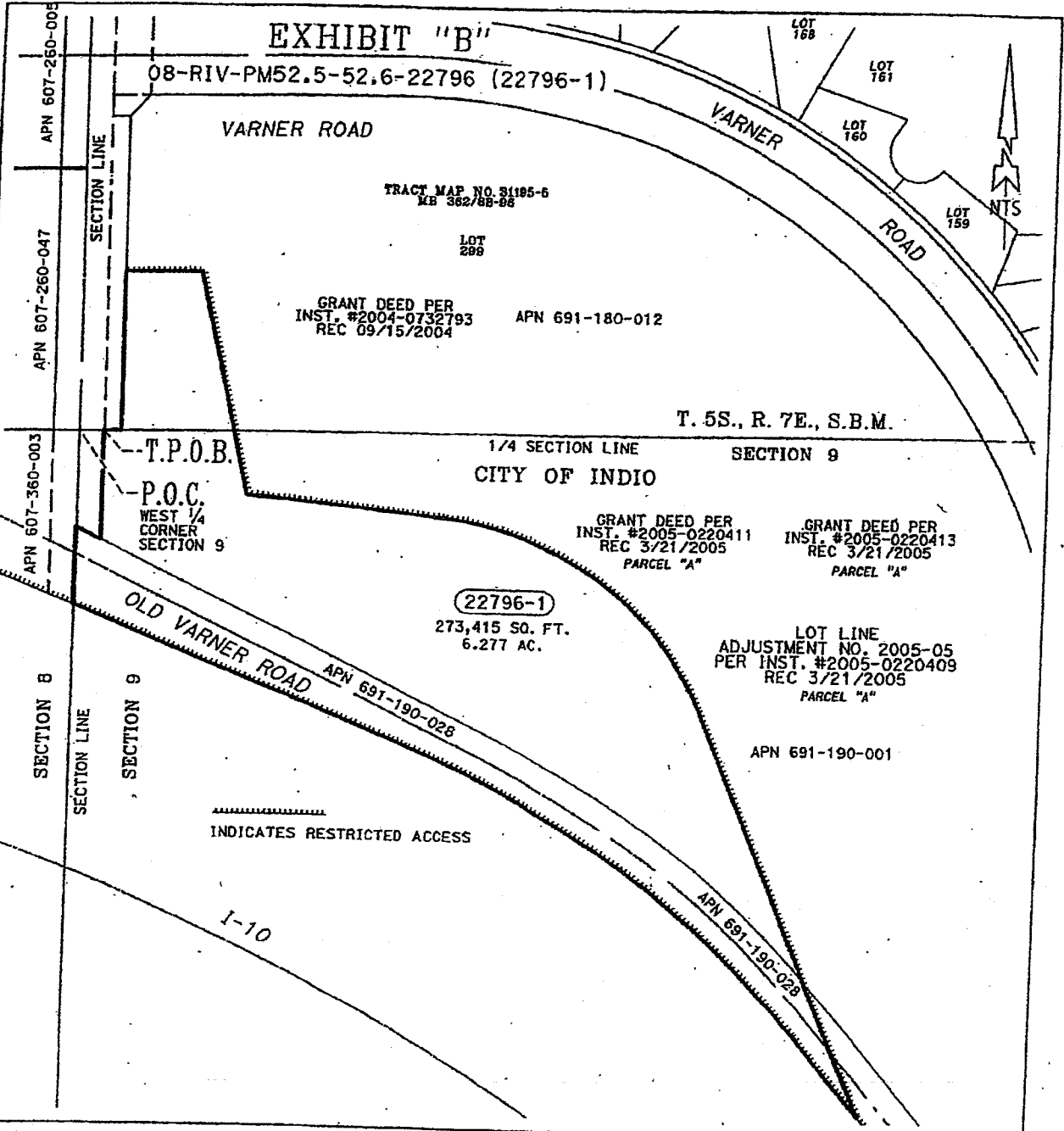
APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

*Timothy F. Rayburn*

*4/02/2013*





ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-1

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

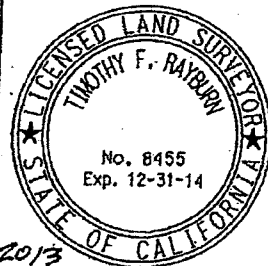
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

*Demetrius Rapp*

DATE:

4/2/2013



# EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-1)

T. 5S., R. 7E., S.B.M.  
SECTION 9

TRACT MAP NO. 31195-5  
MB 362/88-96

LOT  
296

GRANT DEED PER  
INST. #2004-0732793  
REC 09/15/2004

APN 691-180-012

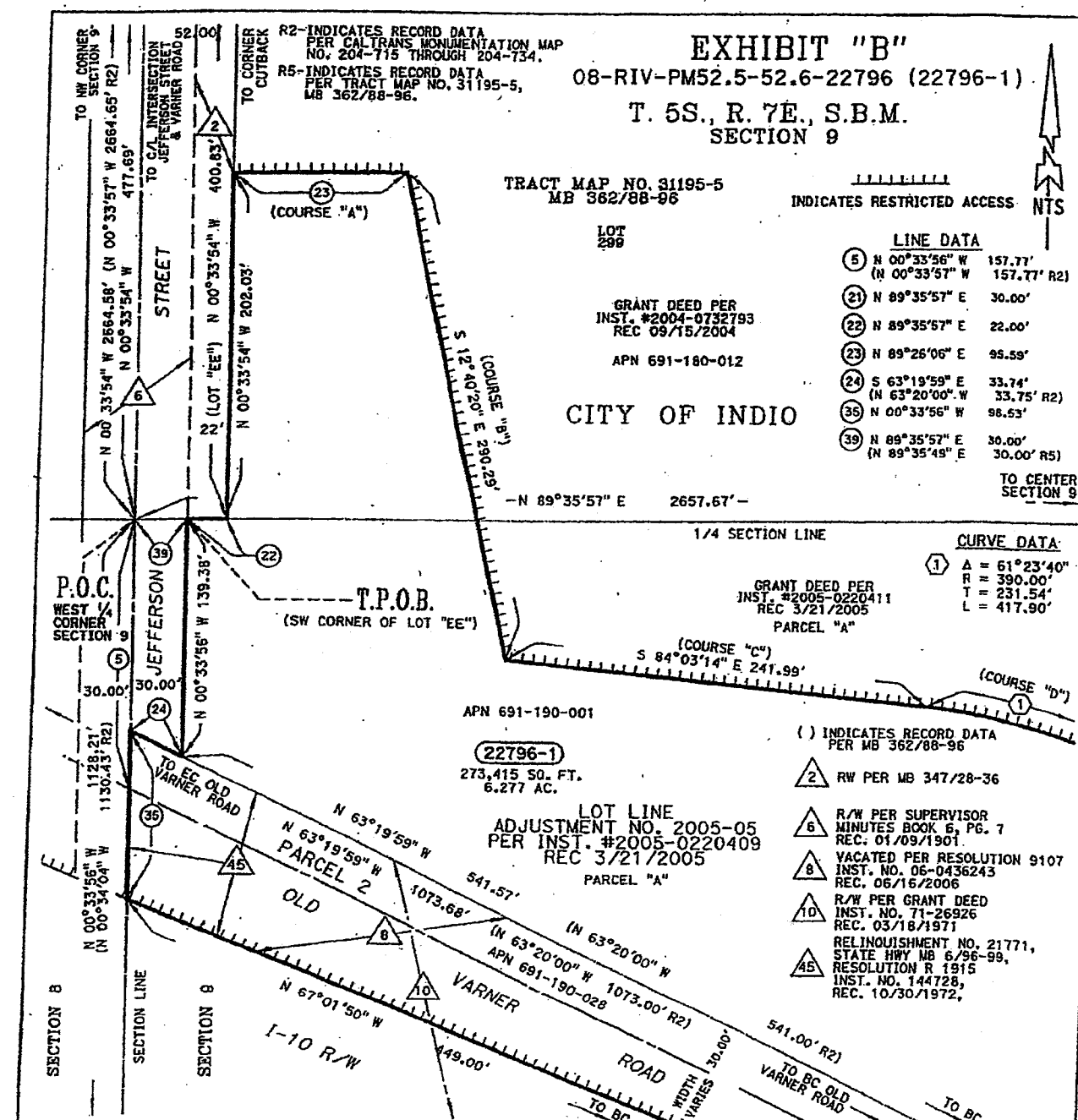
CITY OF INDIO

INDICATES RESTRICTED ACCESS

| LINE DATA |                                  |                        |
|-----------|----------------------------------|------------------------|
| 5         | N 00°33'56" W<br>(N 00°33'57" W) | 157.77'<br>157.77' R2) |
| 21        | N 89°35'57" E                    | 30.00'                 |
| 22        | N 89°35'57" E                    | 22.00'                 |
| 23        | N 89°26'06" E                    | 95.59'                 |
| 24        | S 63°19'59" E<br>(N 63°20'00" W) | 33.74'<br>33.75' R2)   |
| 35        | N 00°33'56" W                    | 98.53'                 |
| 39        | N 89°35'57" E<br>(N 89°35'49" E) | 30.00'<br>30.00' R5)   |

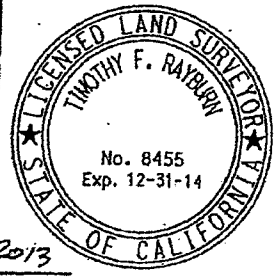
CURVE DATA

|   |               |
|---|---------------|
| 1 | A = 61°23'40" |
|   | R = 390.00'   |
|   | T = 231.54'   |
|   | L = 417.90'   |



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

|                  |  |
|------------------|--|
| PCL No.: 22796-1 | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: B2-0388  |  |
| SCALE: NTS       | PROJECT: JEFFERSON STREET & I-10 INTERCHANGE   |
| PREPARED BY: KNV | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| DATE: APRIL 2013 | APPROVED BY: <i>[Signature]</i>  |
| SHEET 2 OF 3     | DATE: 4/2/2013   |



# EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-1)

T. 5S., R. 7E., S.B.M.  
SECTION 9

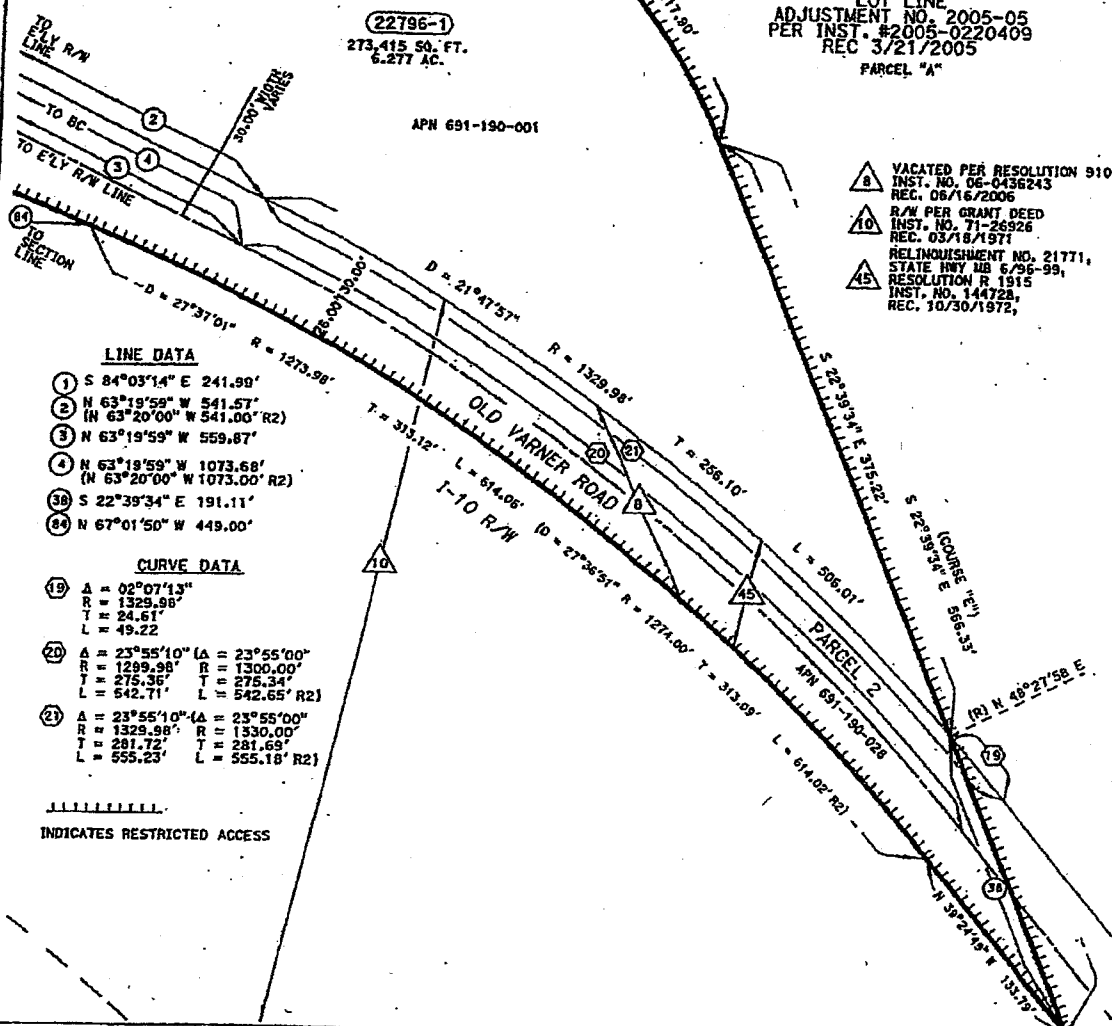
CITY OF INDIO

LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005  
PARCEL "A"

GRANT DEED PER  
INST. #2005-0220411  
REC 3/21/2005  
PARCEL "A"



R2-INDICATES RECORD DATA  
PER CALTRANS DOCUMENTATION MAP  
NO. 204-715 THROUGH 204-734.



**22796-1**  
273,415 SQ. FT.  
6.277 AC.  
APN 691-190-001

- △ 8 VACATED PER RESOLUTION 9107  
INST. NO. 06-0456243  
REC. 06/16/2006
- △ 10 R/W PER GRANT DEED  
INST. NO. 71-26926  
REC. 03/18/1971
- △ 45 RELINQUISHMENT NO. 21771,  
STATE HWY 99 6/96-99,  
RESOLUTION R 1915  
INST. NO. 144728,  
REC. 10/30/1972,

- LINE DATA**
- ① S 84°03'14" E 241.99'
  - ② N 63°19'59" W 541.57'  
(N 63°20'00" W 541.00' R2)
  - ③ N 63°19'59" W 559.67'
  - ④ N 63°19'59" W 1073.68'  
(N 63°20'00" W 1073.00' R2)
  - ③⑧ S 22°39'34" E 191.11'
  - ④⑨ N 67°01'50" W 449.00'
- CURVE DATA**
- ①⑨ A = 02°07'13"  
R = 1329.98'  
T = 24.61'  
L = 49.22'
  - ②⑩ A = 23°55'10" (A = 23°55'00"  
R = 1299.98' R = 1300.00'  
T = 275.35' T = 275.34'  
L = 542.71' L = 542.65' R2)
  - ③⑪ A = 23°55'10" (A = 23°55'00"  
R = 1329.98' R = 1330.00'  
T = 281.72' T = 281.69'  
L = 555.23' L = 555.18' R2)

INDICATES RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-1  
WO No.: B2-0388  
SCALE: NTS  
PREPARED BY: KNV  
DATE: APRIL 2013  
SHEET 3 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: JEFFERSON STREET & I-10 INTERCHANGE  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.  
APPROVED BY: *Jonathan Reed*  
DATE: 4/2/2013

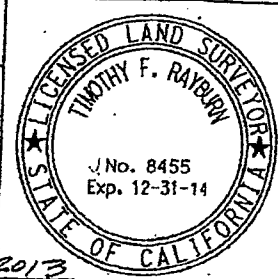


EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-2

BEING A PORTION OF LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 52.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 131.19 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 31.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 83.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET;

THENCE S 00°33'54" E ALONG SAID PARALLEL LINE, A DISTANCE OF 131.19 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 31.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 4,067 SQUARE FEET, OR 0.093 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-2)

SEE ATTACHED EXHIBIT "B"

APPROVED BY:

*Timothy F. Rayburn*

DATE:

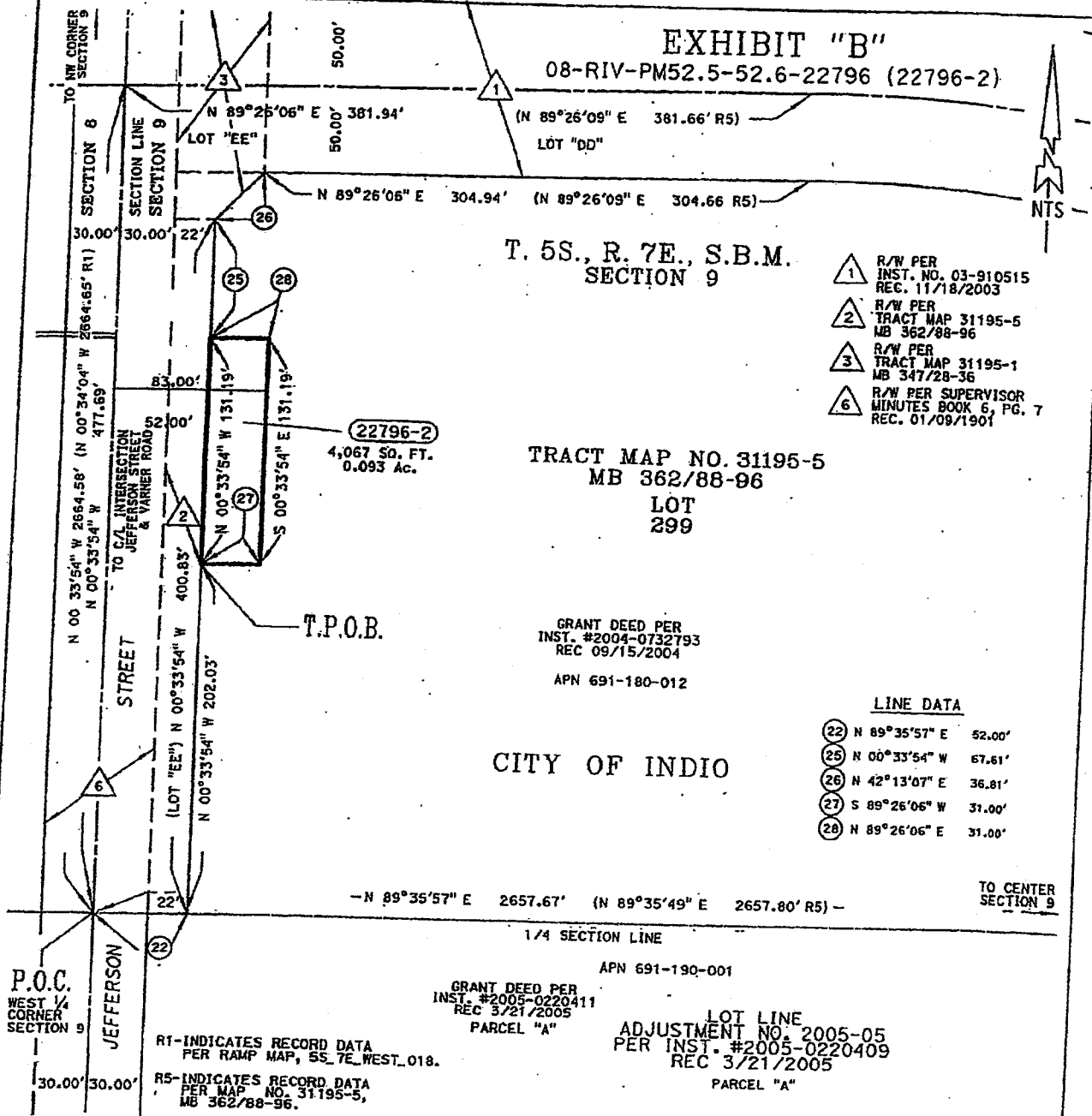
*11/2/2013*





EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-2)



T. 5S., R. 7E., S.B.M.  
SECTION 9

TRACT MAP NO. 31195-5  
MB 362/88-96  
LOT  
299

GRANT DEED PER  
INST. #2004-0732793  
REC 09/15/2004  
APN 691-180-012

CITY OF INDIO

- 1 R/W PER INST. NO. 03-910515 REC. 11/18/2003
- 2 R/W PER TRACT MAP 31195-5 MB 362/88-96
- 3 R/W PER TRACT MAP 31195-1 MB 347/28-36
- 6 R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901

LINE DATA

|    |               |        |
|----|---------------|--------|
| 22 | N 89°35'57" E | 52.00' |
| 25 | N 00°33'54" W | 67.61' |
| 26 | N 42°13'07" E | 36.81' |
| 27 | S 89°26'06" W | 31.00' |
| 28 | N 89°26'06" E | 31.00' |

- N 89°35'57" E 2657.67' (N 89°35'49" E 2657.80' R5) -  
1/4 SECTION LINE

APN 691-190-001  
GRANT DEED PER INST. #2005-0220411 REC 3/21/2005 PARCEL "A"  
LOT LINE ADJUSTMENT NO. 2005-05 PER INST. #2005-0220409 REC 3/21/2005 PARCEL "A"

R1-INDICATES RECORD DATA PER RAMP MAP, 55\_7E\_WEST\_018.  
R5-INDICATES RECORD DATA PER MAP NO. 31195-5, MB 362/88-96.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-2  
WO No.: B2-0388  
SCALE: NTS  
PREPARED BY: KNV  
DATE: APRIL 2013  
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: JEFFERSON STREET & I-10 INTERCHANGE  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *[Signature]* DATE: 4/2/2013

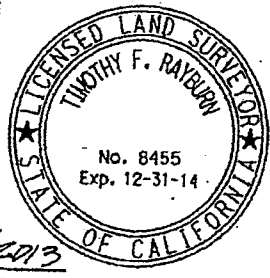


EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-3.

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 52.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 31.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 83.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 00°33'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 131.19 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 36.45 FEET;

THENCE S 12°40'20" E, A DISTANCE OF 134.18 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 64.59 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 6,628 SQUARE FEET, OR 0.152 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-3)

SEE ATTACHED EXHIBIT "B"

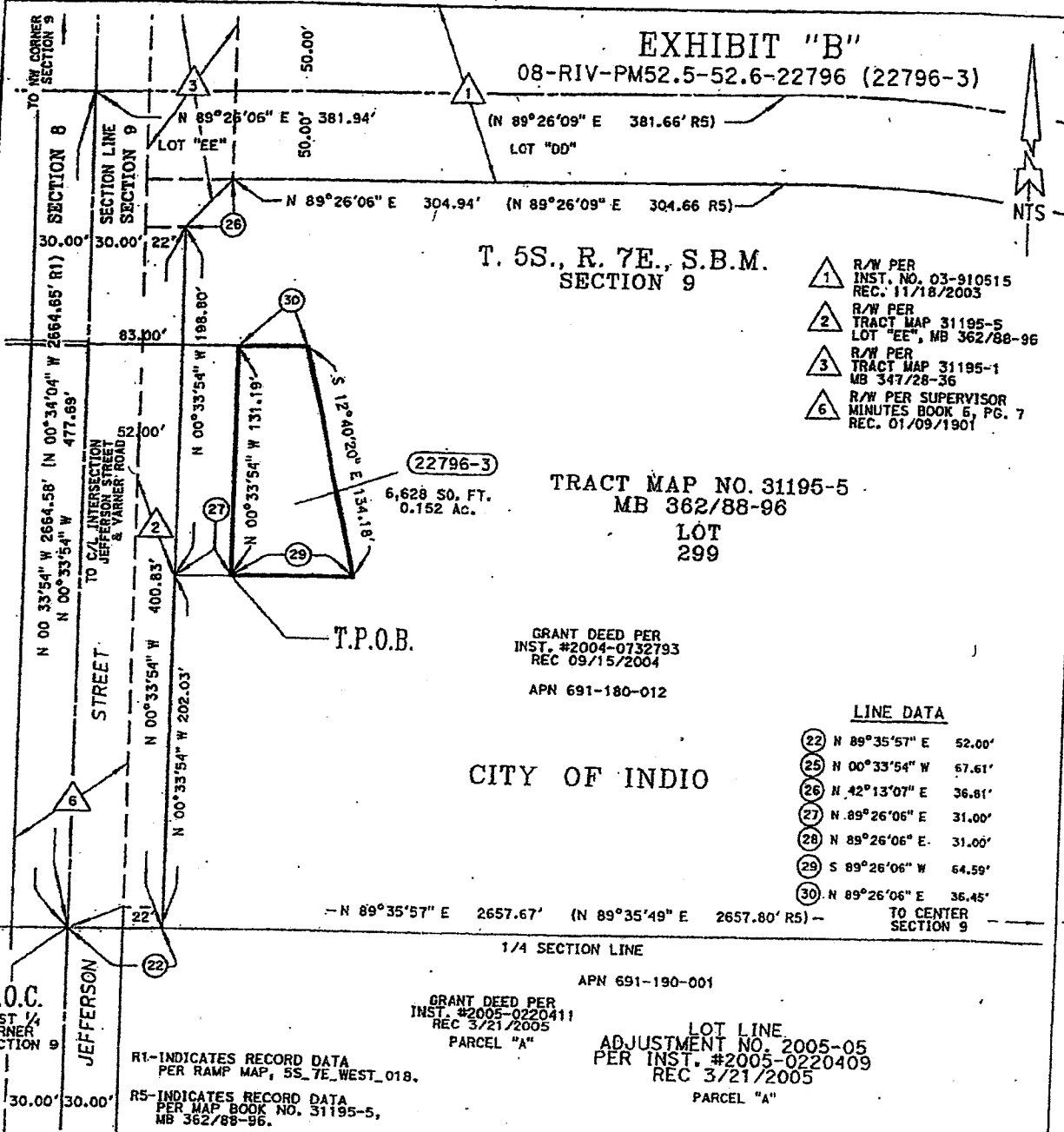
APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_



EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-3)



T. 5S., R. 7E., S.B.M.  
SECTION 9

- 1 R/W PER INST. NO. 03-910515 REC. 11/18/2003
- 2 R/W PER TRACT MAP 31195-5 LOT "EE", MB 362/88-96
- 3 R/W PER TRACT MAP 31195-1 MB 347/28-36
- 6 R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901

TRACT MAP NO. 31195-5  
MB 362/88-96  
LOT 299

GRANT DEED PER INST. #2004-0732793 REC 09/15/2004

APN 691-180-012

CITY OF INDIO

LINE DATA

- 22 N 89°35'57" E 52.00'
- 25 N 00°33'54" W 57.61'
- 26 N 42°13'07" E 36.81'
- 27 N 89°26'06" E 31.00'
- 28 N 89°26'06" E 31.00'
- 29 S 89°26'06" W 54.59'
- 30 N 89°26'06" E 36.45'

- N 89°35'57" E 2657.67' (N 89°35'49" E 2657.80' R5) -  
TO CENTER SECTION 9

1/4 SECTION LINE

APN 691-190-001

GRANT DEED PER INST. #2005-0220411 REC 3/21/2005 PARCEL "A"

LOT LINE ADJUSTMENT NO. 2005-05 PER INST. #2005-0220409 REC 3/21/2005 PARCEL "A"

R1-INDICATES RECORD DATA PER RAMP MAP, 5S\_7E\_WEST\_018.

R5-INDICATES RECORD DATA PER MAP BOOK NO. 31195-5, MB 362/88-96.

P.O.C. WEST 1/4 CORNER SECTION 9

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-3

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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

APPROVED BY:

*Justin Ray*

DATE:

4/2/2013



LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005  
PARCEL "A"

EXHIBIT "B"  
08-RIV-PM54.9-56.1-22796 (22796-4)



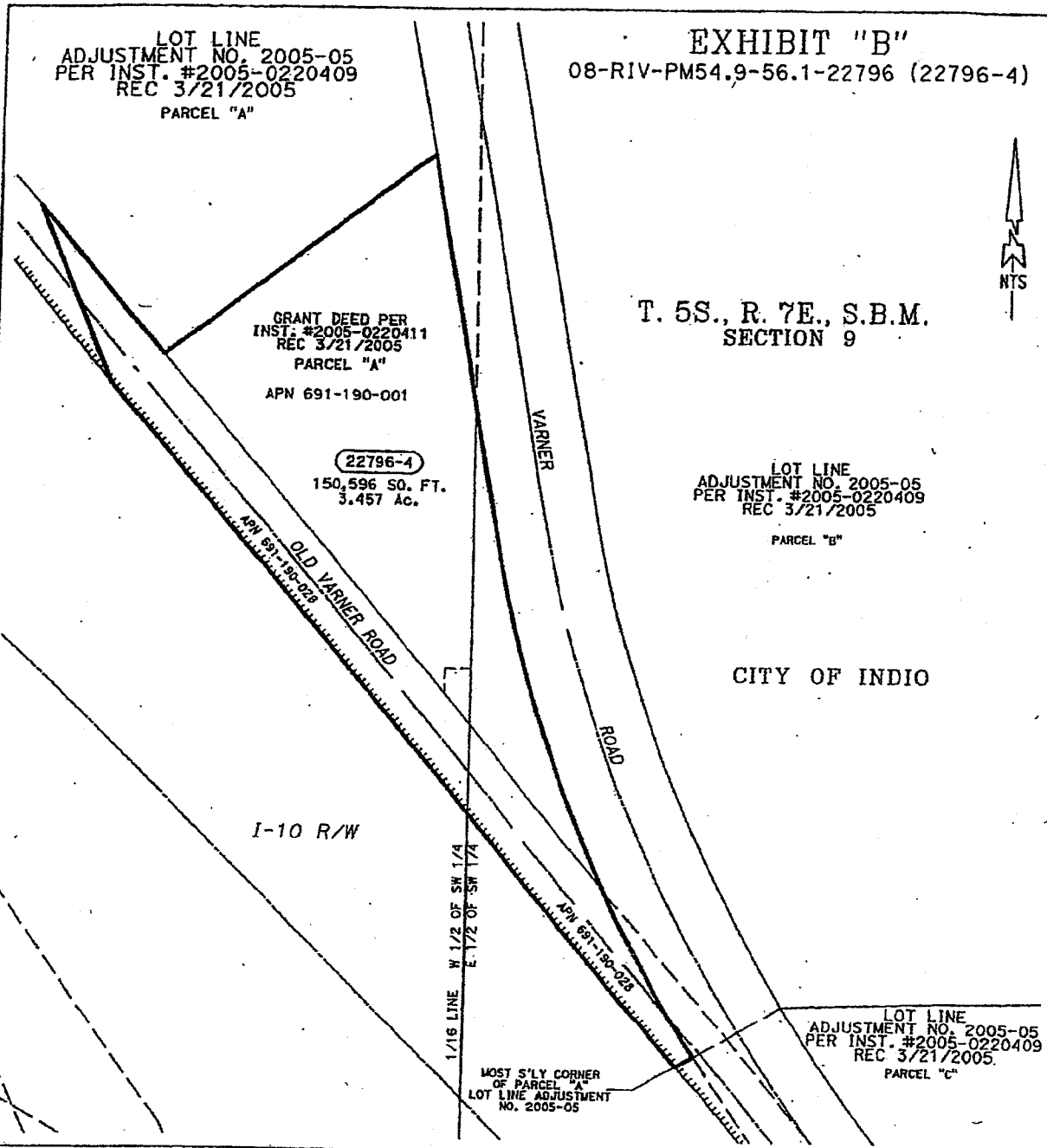
T. 5S., R. 7E., S.B.M.  
SECTION 9

GRANT DEED PER  
INST. #2005-0220411  
REC 3/21/2005  
PARCEL "A"  
APN 691-190-001

22796-4  
150,596 SQ. FT.  
3.457 Ac.

LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005  
PARCEL "B"

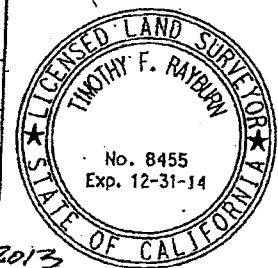
CITY OF INDIO



LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005  
PARCEL "C"

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

|                  |  |
|------------------|--|
| PCL No.: 22796-4 | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: B2-0388  | PROJECT: JEFFERSON STREET & I-10 INTERCHANGE   |
| SCALE: NTS       | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: KNV |  |
| DATE: APRIL 2013 |  |
| SHEET 1 OF 3     | APPROVED BY: <i>[Signature]</i> DATE: 4/2/2013   |



LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005

PARCEL "A"

22796-4  
150,596 SQ. FT.  
3.457 AC.

APN 691-150-001

EXHIBIT "B"  
08-RIV-PM54.9-56.1-22796 (22796-4)

T. 5S., R. 7E., S.B.M.  
SECTION 9

CITY OF INDIO

LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005

PARCEL "B"

LINE DATA

- ① S 10°27'15" E 327.77'
- ② S 10°27'15" E 750.95'
- ③ N 10°27'15" W 750.95'  
(N 10°27'28" W 750.99' R6)
- ④ N 87°59'32" E 1018.57'  
(N 87°59'12" E 1018.95' R8)
- ③① S 58°14'00" W (R) 19.13'  
(N 58°13'52" E 19.13' R7)
- ③② N 58°14'00" E (R) 50.00'  
(N 58°13'52" E 50.00' R7)
- ③③ N 58°14'00" E (R) 50.00'  
(N 58°13'52" E 50.00' R7)
- ③④ N 58°14'00" E (R) 100.00'  
(N 58°13'52" E 100.00' R7)

- △ 8 VACATED PER RESOLUTION 9107  
INST. NO. 06-0436243  
REC. 06/16/2006
- △ 9 R/W PER  
INST. NO. 68-52554  
REC. 05/28/1969
- △ 10 R/W PER  
INST. NO. 71-26926  
REC. 03/18/1971
- △ 13 R/W PER  
INST. NO. 03-910516  
REC. 11/18/2003
- △ 44 UTILITY EASEMENT  
INST. 101857  
REC. 04/14/1987
- △ 45 RELINQUISHMENT NO. 21771,  
STATE HWY MB 6/96-99,  
RESOLUTION R 1915  
INST. NO. 144728,  
REC. 10/30/1972,

R2-INDICATES RECORD DATA  
PER CALTRANS MONUMENTATION MAP  
NO. 204-715 THROUGH 204-734.

R6-INDICATES RECORD DATA  
PER INSTRUMENT NO. 03-910516,  
REC. 11/18/2003.

R7-INDICATES RECORD DATA  
PER INSTRUMENT NO. 06-0654916,  
REC. 03/05/2006.

R8-INDICATES RECORD DATA  
PER INSTRUMENT NO. 05-0220409,  
REC. 03/21/2005.

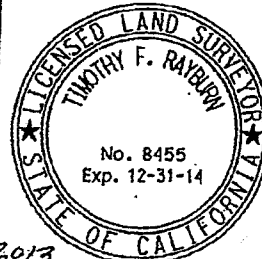
**CURVE DATA**

②② Δ = 07°03'56" (Δ = 07°03'53"  
R = 1549.97' R = 1550.00'  
T = 95.70' T = 95.68'  
L = 191.16' L = 191.12' R7)

P.O.B.  
MOST S'LY CORNER  
OF PARCEL "A"  
LOT LINE ADJUSTMENT  
NO. 2005-05

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED  
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

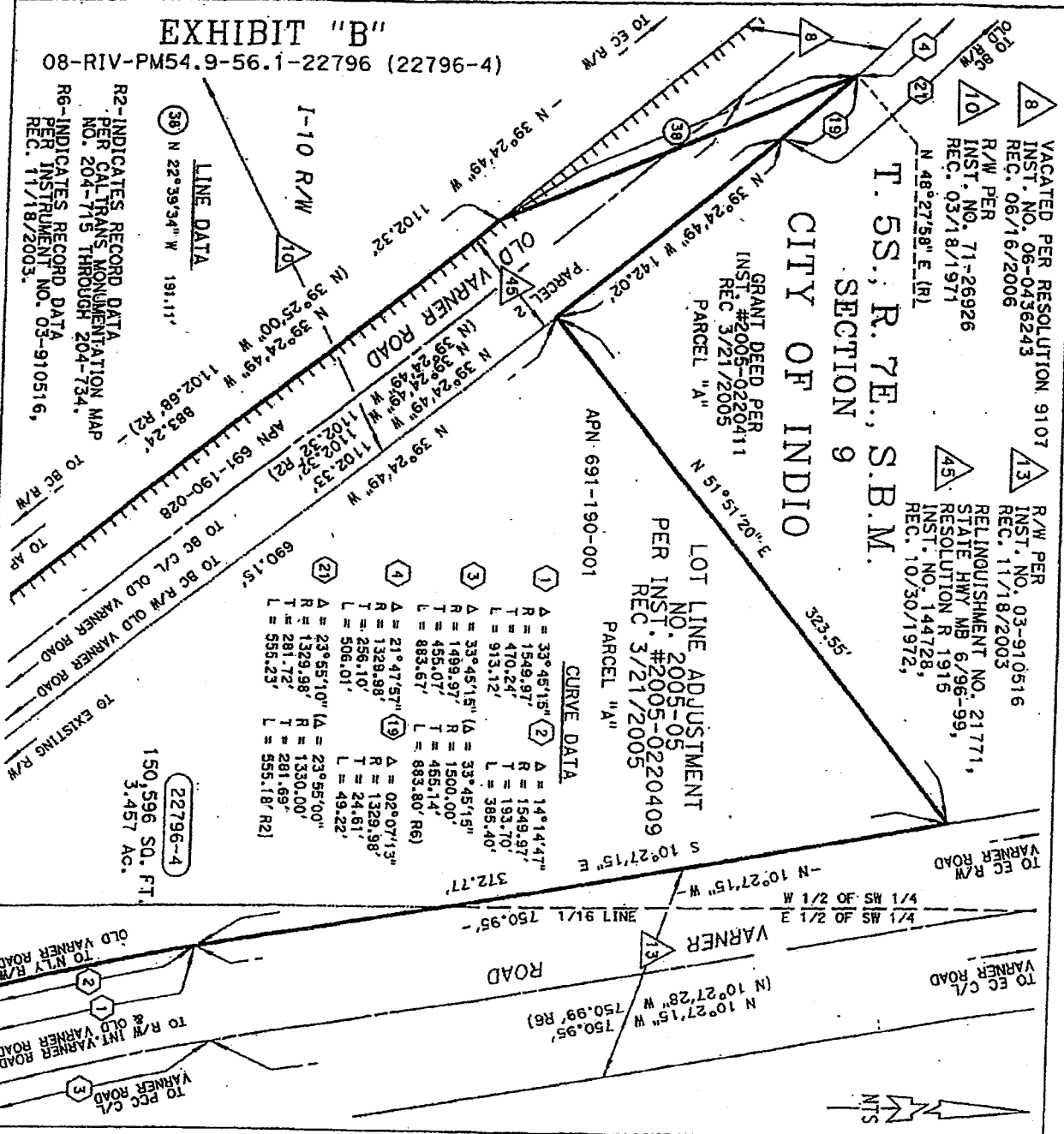
|                  |   |
|------------------|---|
| PCL No.: 22796-4 | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION.  |
| WO No.: B2-0388  | PROJECT: JEFFERSON STREET & I-10 INTERCHANGE  |
| SCALE: NTS       | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING<br>DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: KNY | APPROVED BY: <i>Jonathan R. Ruff</i>  |
| DATE: APRIL 2013 | DATE: 4/2/2013  |
| SHEET 2 OF 3     |   |



**EXHIBIT "B"**

08-RIV-PM54.9-56.1-22796 (22796-4)

R2-INDICATES RECORD DATA  
PER CALTRANS MONUMENTATION MAP  
NO. 204-715 THROUGH 204-734.  
R6-INDICATES RECORD DATA  
PER INSTRUMENT NO. 03-910516,  
REC. 11/18/2003.



VACATED PER RESOLUTION 9107  
INST. NO. 06-0436243  
REC. 06/16/2006  
R/W PER  
INST. NO. 71-26926  
REC. 03/18/1971  
N 48°27'58" E (R)

T. 5S., R. 7E., S.B.M.  
SECTION 9  
CITY OF INDIO

GRANT DEED PER  
INST. #2005-0220411  
REC. 3/21/2005  
PARCEL "A"

LOT LINE ADJUSTMENT  
NO. 2005-05  
PER INST. #2005-0220409  
REC. 3/21/2005  
PARCEL "A"

APN 691-190-001

RELIQUISHMENT NO. 21771,  
STATE HWY MB 6/96-99,  
RESOLUTION R 1915  
INST. NO. 144728,  
REC. 10/30/1972,

**CURVE DATA**

|              |                  |   |               |
|--------------|------------------|---|---------------|
| ①            | Δ = 33°45'15"    | ② | Δ = 14°14'47" |
| R = 1549.97' | R = 1349.97'     |   |               |
| T = 470.24'  | T = 193.70'      |   |               |
| L = 913.12'  | L = 385.40'      |   |               |
| ③            | Δ = 33°45'15"    | ④ | Δ = 33°45'15" |
| R = 1499.97' | R = 1500.00'     |   |               |
| T = 455.07'  | T = 455.14'      |   |               |
| L = 883.67'  | L = 883.80' (R6) |   |               |
| ⑤            | Δ = 21°47'57"    | ⑥ | Δ = 02°07'13" |
| R = 1329.98' | R = 1329.98'     |   |               |
| T = 256.10'  | T = 24.61'       |   |               |
| L = 506.01'  | L = 49.22'       |   |               |
| ⑦            | Δ = 23°55'10"    | ⑧ | Δ = 23°55'00" |
| R = 1329.98' | R = 1330.00'     |   |               |
| T = 281.72'  | T = 281.69'      |   |               |
| L = 555.23'  | L = 555.18' (R2) |   |               |

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

|                  |  |
|------------------|--|
| PCL No.: 22796-4 | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: B2-0388  | PROJECT: JEFFERSON STREET & I-10 INTERCHANGE   |
| SCALE: NTS       | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: KNV | APPROVED BY: <i>Samuel Rapp</i>  |
| DATE: APRIL 2013 | DATE: 4/2/2013   |
| SHEET 3 OF 3     |  |



**FILED**

**ORIGINAL**

Exempt From Fees Per  
Govt. Code § 6103

GLL  
APR 19 2017

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

APR 10 2017

L. Howell  
*Answered*

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SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE,

Plaintiff,

v.

JEFFERSON STREET VENTURES, LLC, a  
California limited liability company;  
PACIFIC BELL TELEPHONE COMPANY,  
a California corporation; IMPERIAL  
IRRIGATION DISTRICT; SPRINT  
COMMUNICATIONS COMPANY, LP, a  
Delaware limited partnership;  
COACHELLA VALLEY WATER  
DISTRICT; VERIZON CALIFORNIA,  
INC.; ALL PERSONS UNKNOWN  
CLAIMING AN INTEREST IN THE  
PROPERTY; AND DOES 1-100, inclusive,

Defendants.

Case No. PSC 1400798 MF  
(Consolidated with PSC 1400896)

Assigned for All Purposes To:  
The Hon. Sunshine S. Sykes, Dept. 6

**[PROPOSED] FINAL JUDGMENT IN  
CONDEMNATION**

*[Stipulation for Final Judgment in  
Condemnation Filed Concurrently]*

[APNs 691-180-012, 691-190-001, and 691-  
190-028]

Complaint Filed: February 10, 2014  
Trial Date: Vacated

{00110543.7 }

[PROPOSED] FINAL JUDGMENT IN CONDEMNATION

1 Plaintiff, the County of Riverside ("County"), on the one hand, and defendants Jefferson Street  
2 Ventures, LLC and J&V IV, LLC (collectively, "Jefferson Street") and defendant and cross claimant  
3 City of Indio ("City"), on the other hand, having executed a Stipulation For Final Judgment in  
4 Condemnation ("Stipulation"); having requested the Court to enter a Final Judgment in Condemnation  
5 ("Final Judgment") consistent with the Stipulation regarding the County's condemnation of the  
6 interests in real property described in the attached Exhibit "A"; and having waived a Statement of  
7 Decision, Notice of Entry of Judgment, costs and fees, and the right to appeal from judgment after  
8 entry:

9 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS  
10 FOLLOWS:

11 1. The County's Action to Acquire the Property.

12 A. The County commenced the above-entitled action in eminent domain to  
13 acquire: (a) a fee simple interest in the subject property and designated as County Parcel Number  
14 22796-1; (b) a permanent easement for roadway purposes in portions of the subject property and  
15 identified as County Parcel Number 22796-2; (c) a permanent slope easement in portions of the  
16 subject property and identified as County Parcel Number 22796-3; and (d) a temporary construction  
17 easement interests in the subject property and identified as County Parcel Number 22796-4  
18 (collectively, "Property"), collectively representing a portion of the real property assigned Riverside  
19 County Assessor's Parcel Numbers 691-180-012 (now 691-180-015), 691-190-001, and 691-190-028,  
20 located in the County of Riverside, State of California. The real property or interests in real property  
21 the County acquires by this Final Judgment are further described in the attached Exhibit "A,"  
22 incorporated by this reference.

23 B. The Property is required for the construction of public improvements consisting  
24 of the reconstruction, realignment and widening of the existing Interstate 10/Jefferson Street  
25 Interchange and for other uses identical thereto and required thereby, as set forth in the Resolution of  
26 Necessity attached to the County's Complaint in Eminent Domain, filed on February 10, 2014, and  
27 known as the Jefferson Street/Interstate 10 Interchange Project ("Project").

28

{00110543.7 }



1           C.     The City filed an Answer in this action claiming a compensable interest in the  
2 Property and related relief ("City Answer"). The City also filed a Cross Complaint in this action  
3 against Jefferson Street in which the City claimed a compensable interest in the Property and related  
4 relief ("City Cross Action"). City withdrew the City Answer through the Stipulation and the City  
5 Answer is deemed withdrawn through this Final Judgment. The City Cross Action is hereby  
6 dismissed, with prejudice, and no party shall be deemed the prevailing party based on the dismissal  
7 and each party shall bear its/their own litigation expenses, including but not limited to all attorney's  
8 fees, appraisers' fees, expert witness fees, and any and all other fees or costs of any nature, including  
9 costs set forth in Code of Civil Procedure sections 1033.5, 1268.610 and 1268.710.

10           D.     Jefferson Street is the fee owner of the Property and Jefferson Street is the only  
11 party that has any basis for compensation for the County's taking described above and in Exhibit "A."  
12 All other defendants with a potential interest in the Property have been dismissed, defaulted or have  
13 disclaimed any interest in the Property

14           E.     Neither the Stipulation nor this Final Judgment shall alter or affect (1) the  
15 County's or City's respective rights under the July 27, 2015 Joint Defense, Prosecution and  
16 Confidentiality Agreement, or (2) the City's right to seek reimbursement or other relief from third  
17 parties/non-parties to this action for money paid or to be paid by the City in *Jefferson Street Ventures,*  
18 *LLC v. City of Indio*, Case No. INC 072101 or in *City of Indio v. Jefferson Street Ventures, LLC* Case  
19 No. PSC 1400896.

20           F.     Defendant Pacific Bell Telephone Company disclaimed any interest in the  
21 compensation to be paid for the taking of the Property.

22           G.     Defendant Imperial Irrigation District had a default entered against it on March  
23 17, 2014.

24           H.     Defendant Spirit Communications Company had a default entered against it on  
25 May 6, 2014.

26           I.     Defendant Coachella Valley Water District disclaimed any interest in the  
27 compensation to be paid for the taking of the Property.

28

{00110543.7 }

1 J. Defendant Verizon California, Inc. disclaimed any interest in the compensation  
2 to be paid for the taking of the Property.

3 **2. Settlement and Payment of Just Compensation.**

4 A. The County shall pay Jefferson Street the lump sum of \$5,570,727.00 as an all-  
5 inclusive settlement and as full and complete just compensation for the acquisition of the Property,  
6 free and clear of all liens and encumbrances, including any property taxes owed ("Total Just  
7 Compensation"). Jefferson Street accepts the lump sum of \$5,570,727.00 as the full amount of just  
8 compensation for: (1) the County's taking of the Property; (2) any and all claims for precondemnation  
9 damages; (3) any and all claims for severance damages; (4) any and all claims for lost business  
10 goodwill; (5) any and all claims for relocation benefits, relocation assistance, appraisal  
11 reimbursement; (6) any and all claims for fixtures, improvements, equipment, and/or movable  
12 property; (7) any and all claims for statutory interest or costs; (8) any and all claims for attorneys' fees  
13 or litigation expenses; and (9) any and all other damages or claims resulting from or related to the  
14 above-captioned eminent domain action or the condemnation of the Property, excluding the  
15 compensation received by Jefferson Street from the City in *City of Indio v. Jefferson Street Ventures,*  
16 *LLC* Case No. PSC 1400896 and the compensation still due Jefferson Street from the City in *Jefferson*  
17 *Street Ventures, LLC v. City of Indio*, Case No. INC 072101.

18 B. The sum of \$5,570,727.00 ("Settlement Funds") shall consist of the following:  
19 1. On February 13, 2014, the County deposited the sum of \$2,270,727.00  
20 with the State Treasury as the amount of probable compensation for the Property. Jefferson Street has  
21 withdrawn the deposit pursuant to Code of Civil Procedure section 1255.210.

22 2. The County shall pay to Jefferson Street the net amount of  
23 \$3,300,000.00, constituting the remaining settlement balance (principal settlement amount of  
24 \$5,570,727.00 minus \$2,270,727.00 equals \$3,300,000.00).

25 C. The County shall make payment to Jefferson Street in the form of its usual and  
26 customary bank draft, drawn on a California banking institution, made payable to "Jefferson Street  
27 Ventures, LLC" and deliver said payment to Jefferson Street's counsel of record at, Slovak Baron  
28 Empey Murphy & Pinkney LLP, 1800 E. Tahquitz Canyon Way, Palm Springs, California 92262.

{00110543.7}

1 The County shall make its best efforts to make payment immediately after entry of judgment and in no  
2 event shall make said payment later than 30 calendar days after the Court enters their judgment  
3 payable as described above. Defendants Jefferson Street Ventures, LLC and J&V IV, LLC accept  
4 payment, payable as described above, as full payment of the Settlement Funds.

5 D. Each party shall bear its/their own litigation expenses, including but not limited  
6 to all attorney's fees, appraisers' fees, expert witness fees, and any and all other fees or costs of any  
7 nature, including costs set forth in Code of Civil Procedure Sections 1033.5, 1268.610 and 1268.710.

8 E. Jefferson Street shall have no right to further compensation arising from or  
9 related to the Action or the condemnation.

10 F. Jefferson Street warrants that it is not aware of any other person or entity with  
11 any right or entitlement, by lien or otherwise, to the Property or to the Total Just Compensation  
12 awarded in this proceeding. Specifically, and without limitation, Jefferson Street warrants and agrees:

13 1. That Jefferson Street knows of no claims or liens (other than as  
14 described in this Final Judgment) presently claimed or that will be claimed against the Property.

15 2. That Jefferson Street will not encumber the Property or allow the  
16 Property to become encumbered before entry of the Final Order of Condemnation.

17 3. That neither this Judgment nor anything it requires or provides,  
18 including the transfer of the Property to the County, violates or will violate any contract, agreement, or  
19 instrument to which Jefferson Street is a party, or that affects the Property, and that conveyance of the  
20 Property to the County does not require consent of any person who is not a party to this Judgment.

21 4. That there are no written or oral leases or contractual rights or options to  
22 lease, purchase, license or otherwise to enjoy possession, rights, or any interest in the Property, and  
23 that no other person or entity has a right of possession to the Property.

24 5. That Jefferson Street does not know of any pending, threatened, or  
25 potential litigation, action, or proceeding against Jefferson Street (other than as described in this Final  
26 Judgment) or any other party before any court or administrative tribunal which is in any way related to  
27 the Property.

28

{00110543.7}

1                   G.     Nothing herein shall alter or affect Jefferson Street's rights to recover all sums  
2 due on the judgment in *Jefferson Street Ventures, LLC v. City of Indio*, Case No. INC 072101, and  
3 each and every obligation of the City to Jefferson Street under the Amended Judgment of the Court in  
4 that action, dated December 6, 2016.

5                   **3.     Release.**

6                   Jefferson Street, for itself, and for all of its predecessors, successors, successors-in-interest,  
7 assigns, partners, partnerships, companies, corporations, trusts, trustees, beneficiaries, heirs, executors,  
8 and designees, and each of its agents, employees and representatives, hereby releases and forever  
9 discharges the County and all of its past, present, future agents, employees, partners, partnerships, co-  
10 ventures, owners, co-owners, contractors, subcontractors, business entities or divisions, attorneys,  
11 administrators, predecessors, successors, successors-in-interest, and assigns from any and all liability  
12 whatsoever and waives all claims and defenses in this matter, including, but not limited to, claims, if  
13 any, for:

14                   A.     Any further award or payment, and any portion of any award or payment for  
15 the taking of the Property;

16                   B.     Any damages resulting from the taking, including, but not limited to, severance  
17 damages, loss of goodwill, loss of or damage to improvements pertaining to the realty, fixtures, and  
18 equipment, and/or inventory; and

19                   C.     Any claim for inverse condemnation, precondemnation damages, claims for  
20 interest, attorneys' fees, litigation expenses, relocation benefits and/or costs, and any and all other  
21 kinds of compensation, damage, causes of action or other claims arising out of this action and/or the  
22 Project and/or the condemnation by the County of the Property.

23                   **4.     Condemnation of Jefferson Street's Interest.**

24                   Upon payment as described in Section 2, Jefferson Street's interest in and to the Property shall  
25 be condemned to the County for the public uses and purposes comprising the Project as follows:

26                   A.     Fee simple interest in the portions of the Property designated as County Parcel  
27 Number 22796-1.

28

{00110543.7}

1           B.     Permanent easement for roadway purposes in the portions of Property identified  
2 as County Parcel Number 22796-2.

3           C.     Permanent slope easement in the portions of the Property identified as County  
4 Parcel Number 22796-3.

5           D.     Temporary construction easement interests in the portions of the Property  
6 designated as County Parcel Number 22796-4.

7           Title to these interests in the Property shall vest in the County on the date that a Final Order of  
8 Condemnation is recorded by the Recorder's Office of the County of Riverside, California.

9           5.     Purpose and Authority of the Taking.

10          A.     The County is and was authorized and entitled to exercise the power of eminent  
11 domain for public uses under Article I, section 19, of the California Constitution; California  
12 Government Code section 25350.5; and Part 3, Title 7 of the California Code of Civil Procedure,  
13 including sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.140,  
14 1240.410, 1240.510, and 1240.610.

15          B.     The use for which the County seeks to condemn the Property, to wit, in  
16 connection with the Project and for road improvement purposes, is and was authorized by law and is  
17 and was a public use; the public interest, safety and necessity require the Project; the Project is and  
18 was planned and located in the manner that will be the most compatible with the greatest public good  
19 and the least private injury; and the Property is necessary for the Project.

20          6.     Date of Possession and Cancellation of Taxes.

21          The County acquired possession of the Property on April 22, 2014. For the fee simple interest  
22 in the Property that the County acquires by this Final Judgment, all taxes, assessments, penalties and  
23 costs which are a lien on the Property and which are apportioned or imposed in that portion of the  
24 fiscal year from and including April 22, 2014 (the date of prejudgment possession) and thereafter are  
25 canceled under section 5081 *et seq.* of the Revenue and Taxation Code.

26          7.     Entry of Final Judgment and Final Order.

27          Upon entry of this Final Judgment and after payment of the sums in Section 2, the Court shall,  
28 on application of any party and without further notice to any party, make a Final Order of  
(00110543.7)

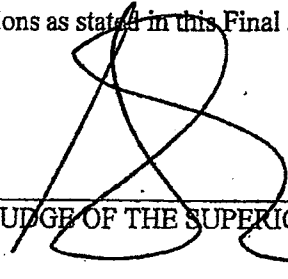
1 Condemnation.

2 **8. Conflicts in Terms.**

3 Should there be any conflict between the terms in the Stipulation, the Final Judgment and/or  
4 the Final Order, the terms in this Final Judgment shall prevail. Additionally the terms and conditions  
5 as stated in the Stipulation and/or the Final Order are not intended to change any terms as stated in this  
6 Final Judgment, nor expand any terms stated in this Final Judgment nor add additional terms and/or  
7 conditions beyond those terms and conditions as stated in this Final Judgment.

8 DATED:

9 4/6/17

10   
11 \_\_\_\_\_  
12 JUDGE OF THE SUPERIOR COURT

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**EXHIBIT A**

EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-1

BEING A PORTION OF LOT 299 AS SHOWN ON TRACT MAP NUMBER 31196-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, PARCEL "A" OF LOT LINE ADJUSTMENT NUMBER 2006-05 AS DESCRIBED BY GRANT DEED RECORDED MARCH 21, 2005 AS INSTRUMENT NUMBER 2005-0220413 AND THE VACATION OF OLD VARNER ROAD (42ND AVENUE) AS DESCRIBED BY RESOLUTION NUMBER 9107 RECORDED JUNE 16, 2006 AS INSTRUMENT NUMBER 2006-0436243, BOTH OFFICIAL RECORDS OF SAID RECORDER, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 30.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE AND THE TRUE POINT OF BEGINNING;

THENCE N 89°35'57" E CONTINUING ALONG SAID EAST-WEST CENTER-SECTION LINE AND THE SOUTHERLY LINE OF SAID LOT "EE", A DISTANCE OF 22.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT "EE", BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET;

(COURSE "A") THENCE N 89°26'06" E, A DISTANCE OF 96.59 FEET;

(COURSE "B") THENCE S 12°40'20" E, A DISTANCE OF 290.29 FEET;

(COURSE "C") THENCE S 84°03'14" E, A DISTANCE OF 241.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 390.00 FEET;

(COURSE "D") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°28'40", AN ARC DISTANCE 417.90 FEET;

(COURSE "E") THENCE S 22°39'34" E, A DISTANCE OF 566.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND VACATED BY SAID RESOLUTION NUMBER 9107;

THENCE N 39°24'49" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1273.98 FEET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27°37'01", AN ARC DISTANCE OF 614.06 FEET;

THENCE N 67°01'50" W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 449.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9, ALSO BEING THE WESTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE N 00°33'56" W ALONG SAID WESTERLY LINE, A DISTANCE OF 98.53 FEET TO THE



EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-1

NORTHEASTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE S 63°19'59" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 33.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET (30.00 FOOT EASTERLY HALF-WIDTH AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901, PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY);

THENCE N 00°33'56" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 273,415 SQUARE FEET, OR 6.277 ACRES, MORE OR LESS,

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, CONTIGUOUS TO THE ABOVE-DESCRIBED PROPERTY IN AND TO JEFFERSON STREET.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000017150 TO OBTAIN GROUND DISTANCE.

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

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-1)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_



Recorded at request of and return to:

City of Indio  
100 Civic Center Mall  
Indio, California 92201

**FREE RECORDING**

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

SV:mc/081518/392TR/19.942

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


PROJECT: Interstate 10/Jefferson Street  
Interchange  
PARCEL: 22794-3

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF INDIO, a municipal corporation, all right, title, and interest in and to the real property in the City of Indio, County of Riverside, State of California, designated as County Parcel Number 22794-3, as conveyed in Easement Deed recorded on February 24, 2014, as Document No. 2014-0069843, records of said County, attached hereto and made a part hereof.

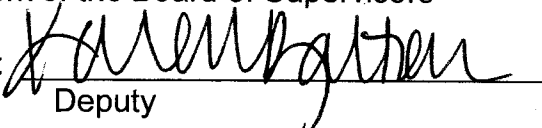
Dated: November 6, 2018

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

By:   
Chairman CHUCK WASHINGTON  
Board of Supervisors

**ATTEST:**

Kecia Harper-Ihem  
Clerk of the Board of Supervisors

By:   
Deputy

NOV 06 2018 3.17

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

} §

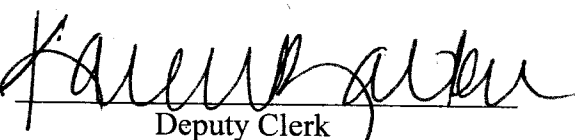
On November 6, 2018, before me, Karen Barton, Board Assistant, personally appeared Chuck Washington, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed 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)

PROJECT: INTERSTATE 10/JEFFERSON STREET INTERCHANGE  
PARCEL: 22794-3

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY that the quitclaim deed for public street purposes, and all other uses necessary or convenient thereto, including, but not limited to street, sewer, drainage, and utilities from the County of Riverside, a political subdivision of the State of California, dated \_\_\_\_\_, 20\_\_\_\_, is hereby accepted by the undersigned officer or agent on behalf of the City of Indio, a Municipal Corporation, on behalf of the City Council of the City of Indio, pursuant to authority conferred by Resolution No. 1028 of the City Council for the City of Indio adopted August 6, 1958, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

**CITY OF INDIO**

By: \_\_\_\_\_  
Mark Scott  
City Manager

**ATTEST**

\_\_\_\_\_  
City Clerk, Cynthia Hernandez

PROJECT: INTERSTATE 10/JEFFERSON STREET INTERCHANGE  
PARCEL: 22794-3

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 )ss  
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

Commonwealth Land Title Company

Recorded at request of and return to:  
Economic Development Agency/  
Facilities Management  
Real Estate Division  
On behalf of the Transportation Department  
3403 10<sup>th</sup> 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:sl/110513/392TR/16.460

TRN: 007-137

124164286

(Space above this line for Recorder's use)

DOC # 2014-0069843

02/24/2014 01:35 PM Fees: \$0.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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

PROJECT: I-10/JEFFERSON STREET  
INTERCHANGE PROJECT  
PARCEL: 22794-3  
APN: 607-260-047 (portion)

## EASEMENT DEED

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

DANIEL J. HURWITZ, a single man, as to an undivided one half interest and RINA R. ELIASHAR, Trustee of the Rina R. Eliashar Revocable Trust dated October 30, 1996, as to an undivided one-half interest

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, a permanent slope easement for grade separation roadway approach purposes, and all uses necessary or convenient thereto, including, but not limited to access and maintenance, within the real property in the City of Indio, County of Riverside, State of California, as more particularly described as:

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

# Commonwealth Land Title Company

Recorded at request of and return to:  
Economic Development Agency/  
Facilities Management  
Real Estate Division  
On behalf of the Transportation Department  
3403 10<sup>th</sup> 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:s/v110513/392TR/16.460

(Space above this line for Recorder's use)

TRA: 007-137

PROJECT: I-10/JEFFERSON STREET  
INTERCHANGE PROJECT  
PARCEL: 22794-3  
APN: 607-260-047 (portion)

## EASEMENT DEED

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

DANIEL J. HURWITZ, a single man, as to an undivided one half interest and RINA R. ELIASHAR, Trustee of the Rina R. Eliashar Revocable Trust dated October 30, 1996, as to an undivided one-half interest

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, a permanent slope easement for grade separation roadway approach purposes, and all uses necessary or convenient thereto, including, but not limited to access and maintenance, within the real property in the City of Indio, County of Riverside, State of California, as more particularly described as:

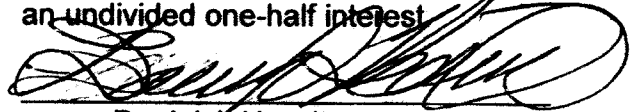
See Exhibits "A" and "B" attached hereto  
and made a part hereof

PROJECT: I-10/JEFFERSON STREET INTERCHANGE PROJECT  
PARCEL: 22794-3  
APN: 607-260-047 (PORTION)

Dated: 11/5/13

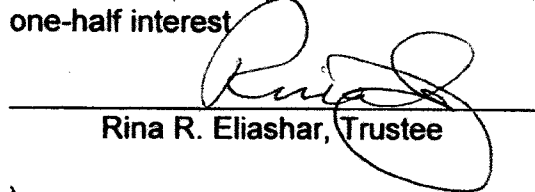
GRANTOR:

DANIEL J. HURWITZ, a single man, as to  
an undivided one-half interest



Daniel J. Hurwitz

RINA R. ELIASHAR, Trustee of the Rina  
R. Eliashar Revocable Trust dated  
October 30, 1996, as to an undivided  
one-half interest



Rina R. Eliashar, Trustee

STATE OF CALIFORNIA

COUNTY OF Riverside

)  
)ss  
)

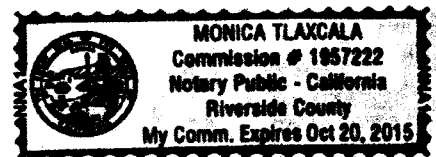
On 11/5/13, before me, Monica Tlaxcala, a Notary  
Public in and for said County and State, personally appeared  
Daniel J. Hurwitz, who proved  
to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they 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 Monica Tlaxcala

[SEAL]





STATE OF CALIFORNIA )  
COUNTY OF Riverside )ss  
)

On 11/5/13, before me, Monica Tlaxcala, a Notary Public in and for said County and State, personally appeared Rina R. Ellashar, 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 *Monica Tlaxcala*

[SEAL]

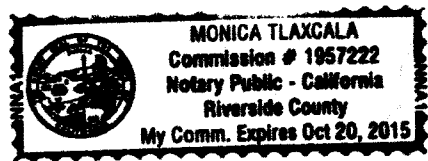


EXHIBIT "A"  
LEGAL DESCRIPTION  
22794-3

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, AS DESCRIBED BY QUITCLAIM DEED RECORDED JULY 3, 1991 AS INSTRUMENT NUMBER 226322, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 8, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901 PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY;

THENCE N 89°59'25" W ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 8, A DISTANCE 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID JEFFERSON STREET;

THENCE N 00°33'54" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 333.06 FEET TO THE NORTHERLY LINE OF SAID INSTRUMENT NUMBER 226322;

THENCE S 89°59'56" W ALONG SAID NORTHERLY LINE, A DISTANCE OF 45.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 75.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET, BEING THE TRUE POINT OF BEGINNING;

THENCE S 00°33'54" E ALONG SAID PARALLEL LINE, A DISTANCE OF 131.93 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 61.43 FEET;

THENCE N 12°57'30" E, A DISTANCE OF 135.99 FEET TO A POINT ON SAID NORTHERLY LINE;

THENCE N 89°59'56" E ALONG SAID NORTHERLY LINE, A DISTANCE OF 29.63 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 6,015 SQUARE FEET, OR 0.138 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22794 (22794-3)

SEE ATTACHED EXHIBIT "B"

APPROVED BY:

*Timothy F. Rayburn*

DATE:

*4/2/2013*

PAGE 1 OF 1



# EXHIBIT "B"

08-RIV-10-PM52.5-52.6-22794 (22794-3)

N 89°26'06" E 295.89'

VARNER ROAD

TO NE CORNER SECTION 8

**LINE DATA**

- ①9 S 89°59'56" W 45.00'
- ②0 N 89°59'56" E 29.63'
- ②1 S 89°26'06" W 61.43'
- ④6 N 89°59'25" W 30.00'

T. 5S., R. 7E., S.B.M.  
SECTION 8

TO NE CORNER  
INST. # 226322  
REC. 07/03/1991

- S 89°59'56" W 550.60' -

S'LY LINE OF INST. NO. 07-0635610 REC. 10/12/2007

N'LY LINE OF INST. NO. 91-226322 REC. 07/03/1991

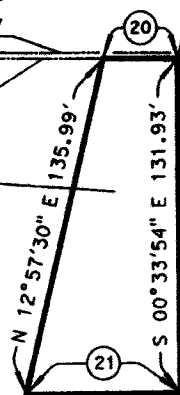
R1-INDICATES RECORD DATA  
PER RAMP MAP, 5S\_7E\_WEST\_018.

R2-INDICATES RECORD DATA  
PER CALTRANS MONUMENTATION MAP  
NO. 204-715 THROUGH 204-734.

CITY OF INDIO

22794-3  
6,015 SQ. FT.  
0.138 AC.

T.P.O.B.



△2 R/W PER  
TRACT MAP 31195-5  
MB 362/88-96

△6 R/W PER SUPERVISOR  
MINUTES BOOK 6, PG. 7  
REC. 01/09/1901

△16 R/W PER PARCEL 1  
INST. NO. 69-79266  
REC. 08/04/1969

△45 RELINQUISHMENT NO. 21771,  
STATE HWY MB 6/96-99,  
RESOLUTION R 1915  
INST. NO. 144728,  
REC. 10/30/1972,

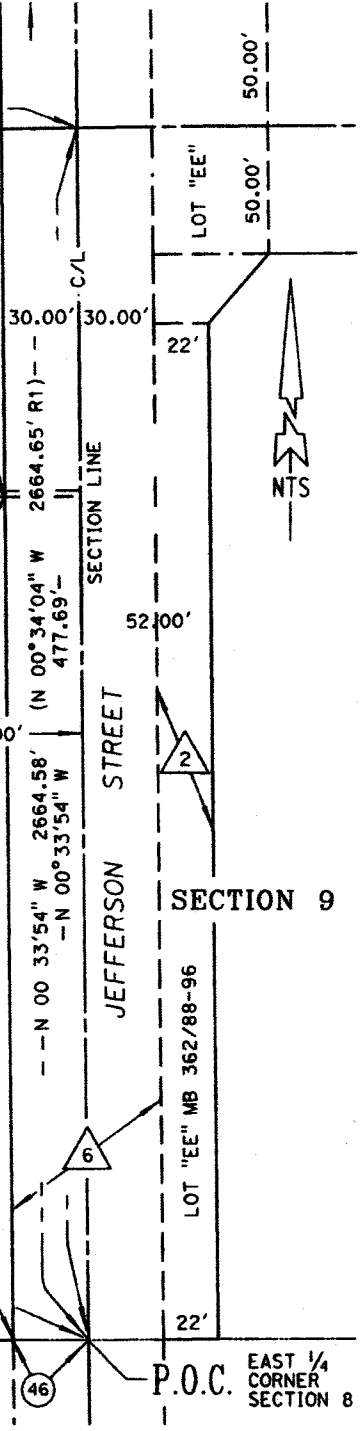
QUITCLAIM DEED PER  
INST. # 91-226322  
REC 07/03/1991

APN 607-260-047

OLD VARNER ROAD  
TO EC OLD IN N 63°19'59" W  
VARNER ROAD TO BC OLD VARNER ROAD

TO CENTER SEC. SECTION 8 C/L TO BC OLD VARNER ROAD  
N 89°59'25" W 2635.90'  
1073.68'  
1073.00' (R2)

EAST-WEST CENTER SECTION LINE



SECTION 9

P.O.C. EAST 1/4 CORNER SECTION 8

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22794-3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: B2-0388

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

SCALE: NTS

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

PREPARED BY: KNV

DATE: APRIL 2013

APPROVED BY: *James R. Rayburn*

DATE: 4/2/2013

SHEET 1 OF 1



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

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated 11-5-13, from DANIEL J. HURWITZ, a single man, as to an undivided one half interest and RINA R. ELIASHAR, Trustee of the Rina R. Eliashar Revocable Trust dated October 30, 1996, as to an undivided one half interest, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for permanent slope easement for grade separation purposes, and all uses necessary or convenient thereto, including, but not limited to access and maintenance, and will not be included into the County Maintained Road System 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: 1-14-14

COUNTY OF RIVERSIDE  
Juan C. Perez, Director of Transportation

By: *[Signature]*, Deputy



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

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

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

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

ASSESSOR'S PARCEL NO. 607-260-047  
Property Address: Vacant Land

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

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

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

1. \_\_\_ Section 11911. The document is a lease for a term of less than thirty-five (35) years (including options).
2. \_\_\_ Section 11911. The easement is not perpetual, permanent, or for life.
3. \_\_\_ Section 11921. The instrument was given to secure a debt.
4. X Section 11922. The conveyance is to a governmental entity or political subdivision.
5. \_\_\_ Section 11925. The transfer is between individuals and a legal entity, or between legal entities, and does not change the proportional interests held.
6. \_\_\_ Section 11926. The instrument is from a trustor to a beneficiary, in lieu of foreclosure, and no additional consideration was paid.
7. \_\_\_ Section 11926. The grantee is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
8. \_\_\_ Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
9. \_\_\_ Section 11930. The conveyance is an *inter vivos* gift\* or a transfer by death.  
\*Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.
10. \_\_\_ Section 11930. The conveyance is to the grantor's revocable living trust.
11. \_\_\_ Other (Include explanation and authority) \_\_\_\_\_

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

Executed this 24 day of February, 2014 at Newport Beach, California  
City State

[Signature]  
Signature of Affiant

Michelle Belvedere  
Printed Name of Affiant

Commonwealth Land Title Company  
Name of Firm (if applicable)

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

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

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

For Recorder's Use:

Affix PCOR Label Here

Recorded at request of and return to:

City of Indio  
100 Civic Center Mall  
Indio, California 92201

**FREE RECORDING**

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

SV:mc/081518/392TR/19.941

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

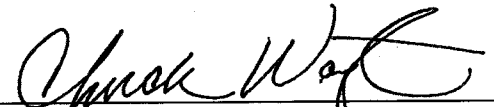
**PROJECT:** Interstate 10/Jefferson Street  
Interchange  
**PARCELS:** 22796-2 and 22796-3

## QUITCLAIM DEED

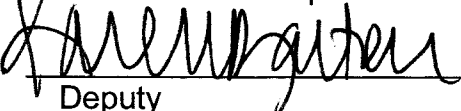
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to the CITY OF INDIO, a municipal corporation, all right, title, and interest in and to the real property in the City of Indio, County of Riverside, State of California, designated as County Parcel Numbers 22796-2 and 22796-3, as conveyed in the Final Order of Condemnation document recorded on May 16, 2017, as Document No. 2017-0195015, records of said County, attached hereto and made a part hereof.

Dated: November 6, 2018

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

By:   
Chairman **CHUCK WASHINGTON**  
Board of Supervisors

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board of Supervisors

By:   
Deputy

NOV 06 2018 3.17

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

} §

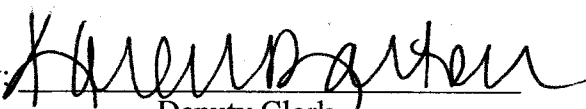
On November 6, 2018, before me, Karen Barton, Board Assistant, personally appeared Chuck Washington, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed 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)

PROJECT: INTERSTATE 10/JEFFERSON STREET INTERCHANGE  
PARCEL: 22796-2 and 22796-3

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY that the quitclaim deed for public street purposes, and all other uses necessary or convenient thereto, including, but not limited to street, sewer, drainage, and utilities from the County of Riverside, a political subdivision of the State of California, dated \_\_\_\_\_, 20\_\_\_\_, is hereby accepted by the undersigned officer or agent on behalf of the City of Indio, a Municipal Corporation, on behalf of the City Council of the City of Indio, pursuant to authority conferred by Resolution No. 1028 of the City Council for the City of Indio adopted August 6, 1958, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

**CITY OF INDIO**

By: \_\_\_\_\_  
Mark Scott  
City Manager

**ATTEST**

\_\_\_\_\_  
City Clerk, Cynthia Hernandez



PROJECT: INTERSTATE 10/JEFFERSON STREET INTERCHANGE  
PARCEL: 22796-2 and 22796-3

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 )ss  
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

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:  
County of Riverside

AND WHEN RECORDED MAIL TO:

Joan Rudisil  
Murphy & Evertz LLP  
650 Town Center Drive, Ste. 550  
Costa Mesa, CA 92626

**2017-0195015**

05/16/2017 12:07 PM

**\*\*\*Customer Copy Label\*\*\***

The paper to which this label is affixed  
has not been compared with the  
filed/recorded document

Peter Aldana  
County Of Riverside  
Assessor-County Clerk-Recorder

Space above this line for recorder's use only

---

**FINAL ORDER OF CONDEMNATION**

---

Title of Document

(FEE EXEMPT PURSUANT TO GOVERNMENT CODE SECTION 27383)

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**  
**(\$3.00 Additional Recording Fee Applies)**

APR 25 2017

1 Douglas J. Evertz, State Bar No. 123066  
MURPHY & EVERTZ LLP  
2 650 Town Center Drive, Suite 550  
Costa Mesa, California 92626  
3 Telephone No.: 714.277.1700  
Fax No.: 714.277.1777  
4 E-Mail: devertz@murphyevertz.com

5 Attorneys for plaintiff  
COUNTY OF RIVERSIDE  
6  
7

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

MAY 01 2017

*L. Howell*  
L. Howell

AMG

MAY 02 2017

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 FOR THE COUNTY OF RIVERSIDE  
10

11  
12 COUNTY OF RIVERSIDE,

13 Plaintiff,

14 v.

15 JEFFERSON STREET VENTURES, LLC,  
a California limited liability company;  
16 PACIFIC BELL TELEPHONE  
COMPANY, a California corporation;  
17 IMPERIAL IRRIGATION DISTRICT;  
SPRINT COMMUNICATIONS  
18 COMPANY, LP, a Delaware limited  
partnership; COACHELLA VALLEY  
19 WATER DISTRICT; VERIZON  
CALIFORNIA, INC.; ALL PERSONS  
20 UNKNOWN CLAIMING AN INTEREST  
IN THE PROPERTY; AND DOES 1-100,  
21 inclusive,

22 Defendants.  
23  
24  
25  
26  
27  
28

Case No. PSC 1400798 MF  
(Consolidated with PSC 1400896)

Assigned for All Purposes To:  
The Hon. Sunshine S. Sykes, Dept. 6

**[PROPOSED] FINAL ORDER OF  
CONDEMNATION**

[APNs 691-180-012, 691-190-001, and 691-  
190-028]

Complaint Filed: February 10, 2014  
Trial Date: Vacated

ORIGINAL

{00111305.1}

1 Plaintiff County of Riverside ("County"), one the one hand, and defendants Jefferson Street  
2 Ventures, LLC and J&V IV, LLC (collectively "Jefferson Street") and defendant and cross claimant  
3 City of Indio ("City"), on the other hand, having previously stipulated to a Final Judgment in  
4 Condemnation ("Final Judgment"), and having waived a Statement of Decision; Final Judgment  
5 having been entered; no other party or person having or claiming to have an interest in the property  
6 being acquired or the compensation to be paid for the property; it appearing to the Court's satisfaction  
7 that plaintiff County has paid to the defendants entitled thereto the total amount of just compensation  
8 provided for by the Final Judgment; and good cause appearing:

9 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS**  
10 **FOLLOWS:**

11 1. The property described in the attached Exhibit "1" -- (a) a fee simple interest in the  
12 subject property and designated as County Parcel Number 22796-1; (b) a permanent easement for  
13 roadway purposes in portions of the subject property and identified as County Parcel Number 22796-  
14 2; (c) a permanent slope easement in portions of the subject property and identified as County Parcel  
15 Number 22796-3; and (d) a temporary construction easement interests in the subject property and  
16 identified as County Parcel Number 22796-4 (collectively, the "Property") -- is hereby condemned to  
17 the County against all defendants for the construction of public improvements consisting of the  
18 reconstruction, realignment and widening of the existing Interstate 10/Jefferson Street Interchange and  
19 for other uses identical thereto and required thereby, as set forth in the Resolution of Necessity  
20 attached to the County's Complaint in Eminent Domain, filed on February 10, 2014, and known as the  
21 Jefferson Street/Interstate 10 Interchange Project ("Project").

22 2. The use for which the Property is sought to be condemned is for the Project, and for  
23 public uses.

24 3. Jefferson Street and the City stipulated to the Final Judgment, the terms of which are  
25 incorporated herein by this reference. A copy of the Final Judgment is attached hereto as Exhibit "2."  
26 The Court entered the Final Judgment on or about April 10, 2017.

27 4. Pursuant to Revenue and Taxation Code section 5081 *et seq.*, all liens, charges,  
28 conditions and restrictions on the Property being condemned in fee, including real property taxes,

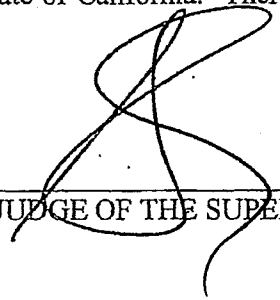
{00111305.1 }

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assessments, penalties and costs are cancelled and apportioned as of April 22, 2014, the date upon which the County was entitled to take possession of the Property.

5. A certified copy of this Final Order of Condemnation shall be recorded in the Office of the County Recorder of the County of Riverside, State of California. Thereupon, the Property is condemned to the County.

DATED: 4/26/17

  
\_\_\_\_\_  
JUDGE OF THE SUPERIOR COURT

**22796-1**

**22796-2**

**22796-3**

**22796-4**

EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-1

BEING A PORTION OF LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, PARCEL "A" OF LOT LINE ADJUSTMENT NUMBER 2005-05 AS DESCRIBED BY GRANT DEED RECORDED MARCH 21, 2005 AS INSTRUMENT NUMBER 2005-0220413 AND THE VACATION OF OLD VARNER ROAD (42ND AVENUE) AS DESCRIBED BY RESOLUTION NUMBER 9107 RECORDED JUNE 16, 2006 AS INSTRUMENT NUMBER 2006-0436243, BOTH OFFICIAL RECORDS OF SAID RECORDER, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 30.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE AND THE TRUE POINT OF BEGINNING;

THENCE N 89°35'57" E CONTINUING ALONG SAID EAST-WEST CENTER-SECTION LINE AND THE SOUTHERLY LINE OF SAID LOT "EE", A DISTANCE OF 22.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT "EE", BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET;

(COURSE "A") THENCE N 89°26'06" E, A DISTANCE OF 95.59 FEET;

(COURSE "B") THENCE S 12°40'20" E, A DISTANCE OF 290.29 FEET;

(COURSE "C") THENCE S 84°03'14" E, A DISTANCE OF 241.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 390.00 FEET;

(COURSE "D") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°23'40", AN ARC DISTANCE 417.90 FEET;

(COURSE "E") THENCE S 22°39'34" E, A DISTANCE OF 566.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND VACATED BY SAID RESOLUTION NUMBER 9107;

THENCE N 39°24'49" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1273.98 FEET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27°37'01", AN ARC DISTANCE OF 614.06 FEET;

THENCE N 67°01'50" W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 449.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9, ALSO BEING THE WESTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE N 00°33'56" W ALONG SAID WESTERLY LINE, A DISTANCE OF 98.53 FEET TO THE

EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-1

NORTHEASTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE S 63°19'59" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 33.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET (30.00 FOOT EASTERLY HALF-WIDTH AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901, PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY);

THENCE N 00°33'56" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 273,415 SQUARE FEET, OR 6.277 ACRES, MORE OR LESS,

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, CONTIGUOUS TO THE ABOVE-DESCRIBED PROPERTY IN AND TO JEFFERSON STREET.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000017150 TO OBTAIN GROUND DISTANCE.

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

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-1)

SEE ATTACHED EXHIBIT "B"

APPROVED BY:

*Timothy F. Rayburn*

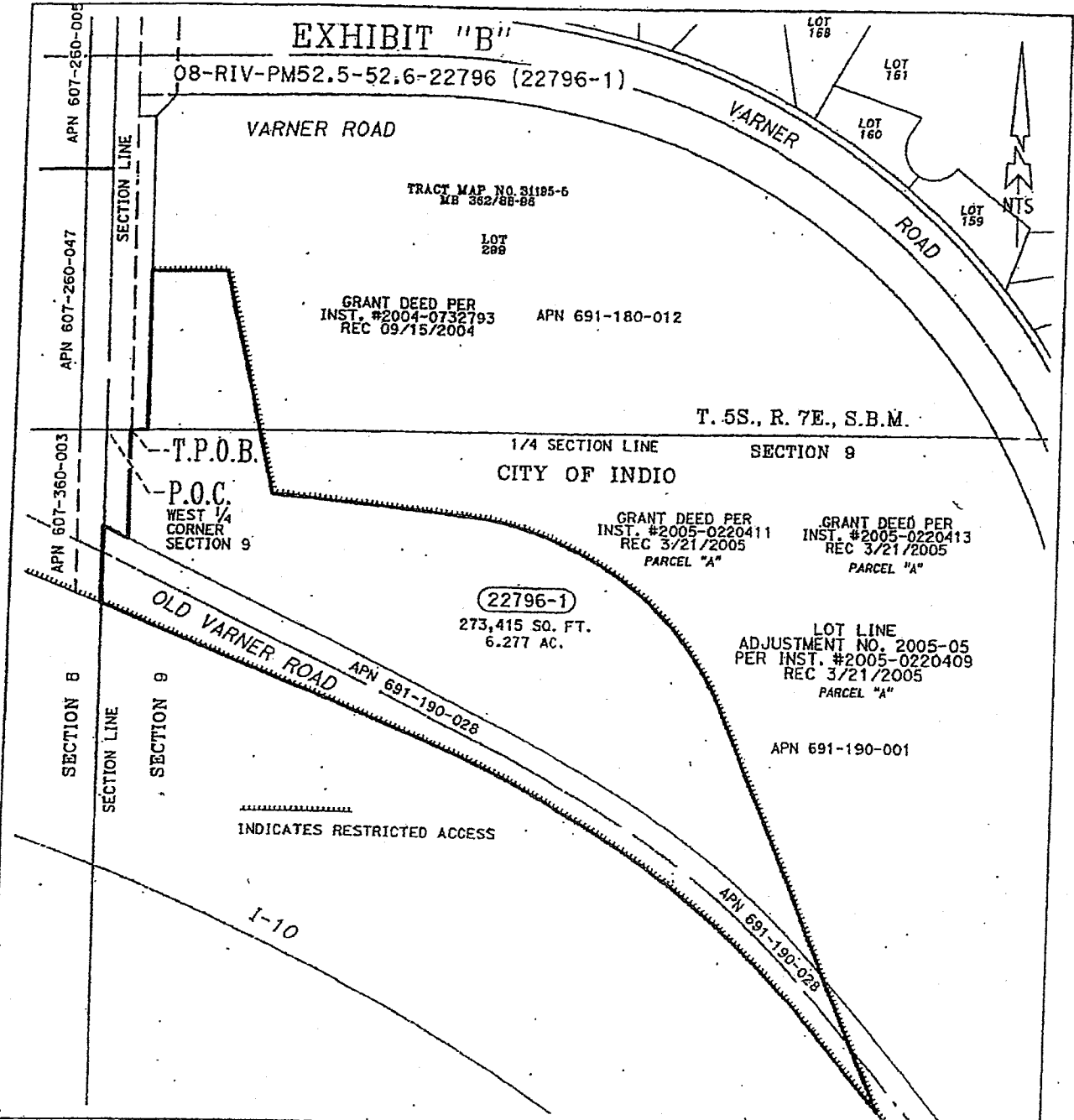
DATE:

*4/02/2013*





EXHIBIT "B"



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-1

WO No.: B2-0388

SCALE: NTS

PREPARED BY: KNV

DATE: APRIL 2013

SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

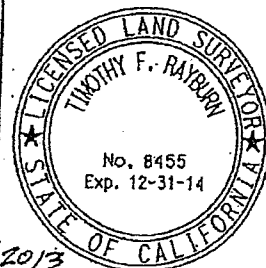
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

*Janet Kay Raif*

DATE:

4/2/2013



# EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-1)

T. 5S., R. 7E., S.B.M.  
SECTION 9

TRACT MAP NO. 31195-5  
MB 362/88-86

INDICATES RESTRICTED ACCESS NTS

LOT 298

GRANT DEED PER  
INST. #2004-0732793  
REC 09/15/2004

APN 691-180-012

CITY OF INDIO

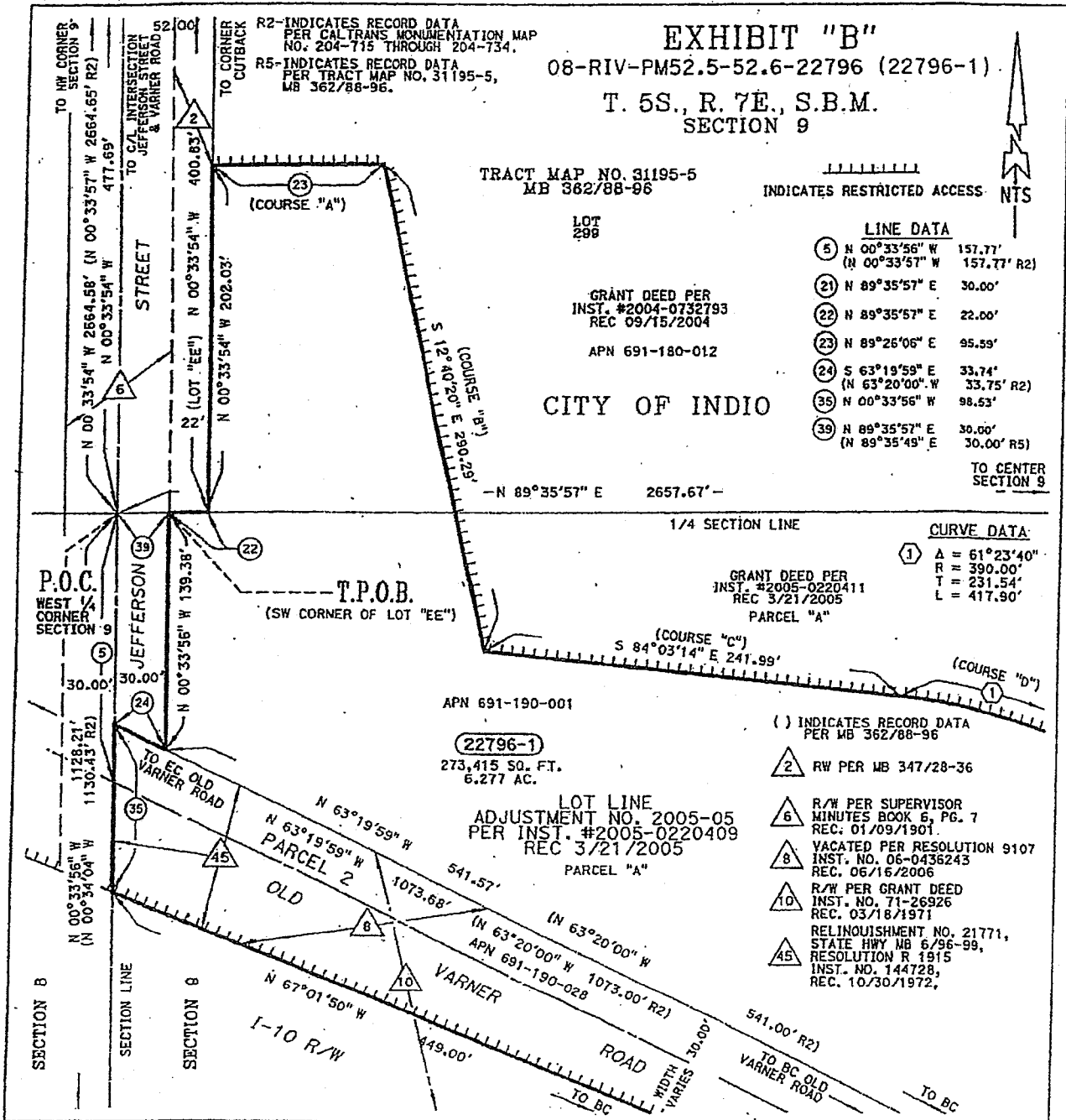
### LINE DATA

- (5) N 00°33'56" W 157.77'  
(N 00°33'57" W 157.77' R2)
- (21) N 89°35'57" E 30.00'
- (22) N 89°35'57" E 22.00'
- (23) N 89°26'06" E 95.59'
- (24) S 63°19'59" E 33.74'  
(N 63°20'00" W 33.75' R2)
- (35) N 00°33'56" W 98.53'
- (39) N 89°35'57" E 30.00'  
(N 89°35'49" E 30.00' R5)

TO CENTER SECTION 9

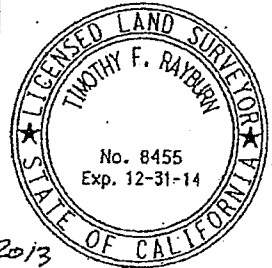
### CURVE DATA

- (1) Δ = 61°23'40"
- R = 390.00'
- T = 231.54'
- L = 417.90'



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

|                  |  |
|------------------|--|
| PCL No.: 22796-1 | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: B2-0388  | PROJECT: JEFFERSON STREET & I-10 INTERCHANGE   |
| SCALE: NTS       | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: KNV | APPROVED BY: <i>Timothy F. Rayburn</i>   |
| DATE: APRIL 2013 | DATE: 4/2/2013   |
| SHEET 2 OF 3     |  |



# EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-1)

T. 5S., R. 7E., S.B.M.  
SECTION 9

GRANT DEED PER  
INST. #2005-0220411  
REC 3/21/2005  
PARCEL "A"

CITY OF INDIO

LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005  
PARCEL "A"



R2-INDICATES RECORD DATA  
PER CALTRANS ORIENTATION MAP  
NO. 204-715 THROUGH 204-734.

TO ELY R/W LINE  
TO BC  
TO ELY R/W LINE  
TO SECTION LINE

(22796-1)  
273,415 SQ. FT.  
6.277 AC.  
APN 691-190-001

- Ⓐ VACATED PER RESOLUTION 9107  
INST. NO. 06-0436243  
REC. 06/16/2006
- Ⓐ R/W PER GRANT DEED  
INST. NO. 71-26926  
REC. 03/18/1971
- Ⓐ RELINQUISHMENT NO. 21771,  
STATE HWY 18 6/96-99,  
RESOLUTION R 1915  
INST. NO. 14428,  
REC. 10/30/1972,

- LINE DATA**
- ① S 84°03'14" E 241.99'
  - ② N 63°19'59" W 541.57'  
(N 63°20'00" W 541.00' R2)
  - ③ N 63°19'59" W 559.87'
  - ④ N 63°19'59" W 1073.68'  
(N 63°20'00" W 1073.00' R2)
  - ⑤ S 22°39'34" E 191.11'
  - ⑥ N 67°01'50" W 449.00'
- CURVE DATA**
- ⑬ Δ = 02°07'13"  
R = 1329.98'  
T = 24.61'  
L = 49.22'
  - ⑭ Δ = 23°55'10" (Δ = 23°55'00"  
R = 1289.98' R = 1300.00'  
T = 275.36' T = 275.34'  
L = 542.71' L = 542.65' R2)
  - ⑮ Δ = 23°55'10" (Δ = 23°55'00"  
R = 1329.98' R = 1330.00'  
T = 281.72' T = 281.69'  
L = 555.23' L = 555.18' R2)

INDICATES RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-1  
WO No.: B2-0388  
SCALE: NTS  
PREPARED BY: KNV  
DATE: APRIL 2013  
SHEET 3 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: JEFFERSON STREET & I-10 INTERCHANGE  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *[Signature]* DATE: 4/2/2013

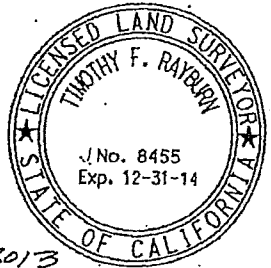


EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-2

BEING A PORTION OF LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 52.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 131.19 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 31.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 83.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET;

THENCE S 00°33'54" E ALONG SAID PARALLEL LINE, A DISTANCE OF 131.19 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 31.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 4,067 SQUARE FEET, OR 0.093 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

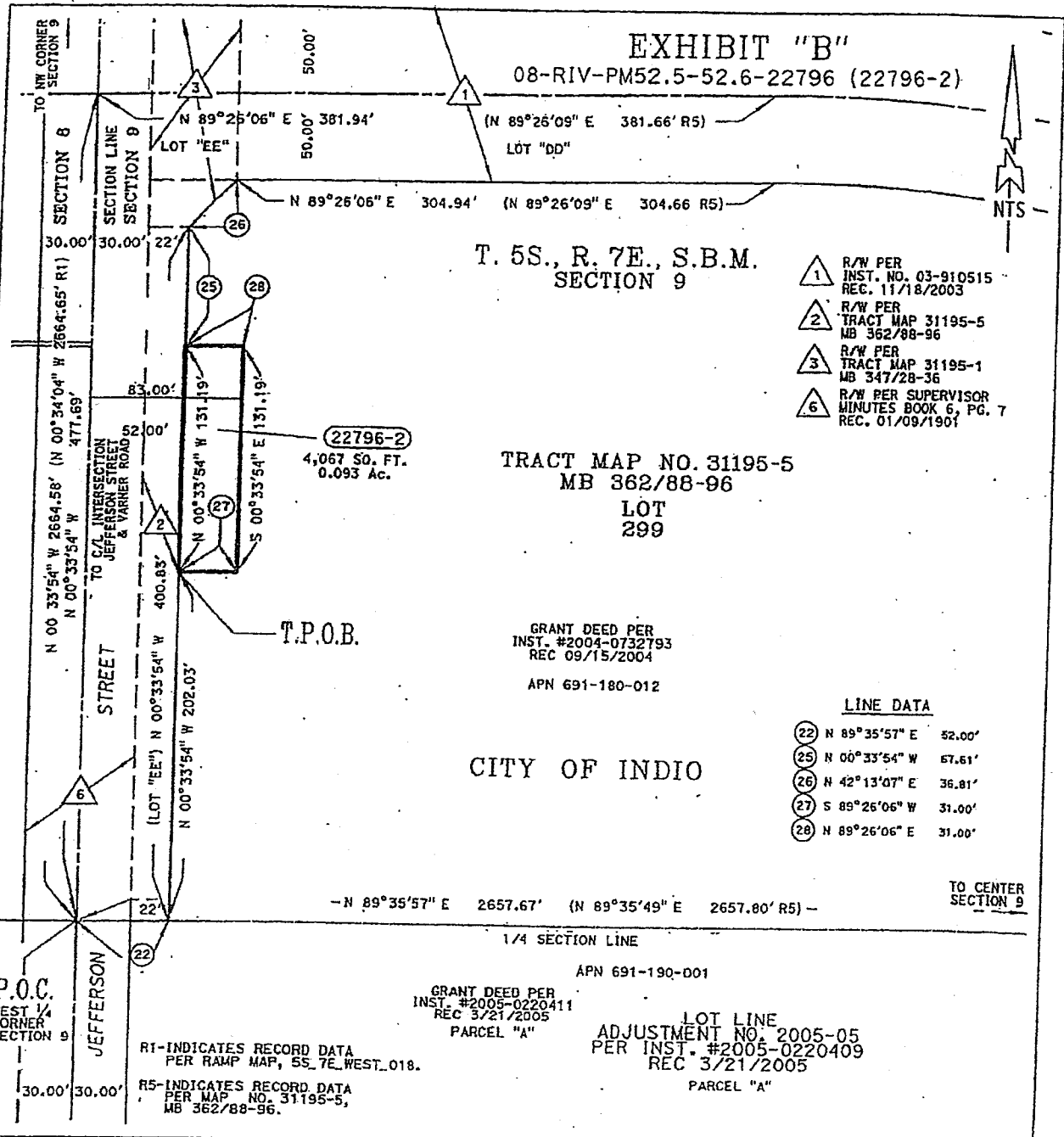
08-RIV-10-PM52.5-52.6-22796 (22796-2)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_





**EXHIBIT "B"**

08-RIV-PM52.5-52.6-22796 (22796-2)

T. 5S., R. 7E., S.B.M.  
SECTION 9

TRACT MAP NO. 31195-5  
MB 362/88-96  
LOT  
299

GRANT DEED PER  
INST. #2004-0732793  
REC 09/15/2004  
APN 691-180-012

- 1 R/W PER INST. NO. 03-910515 REC. 11/18/2003
- 2 R/W PER TRACT MAP 31195-5 MB 362/88-96
- 3 R/W PER TRACT MAP 31195-1 MB 347/28-36
- 6 R/W PER SUPERVISOR MINUTES BOOK 6, PG. 7 REC. 01/09/1901

**LINE DATA**

- 22 N 89°35'57" E 52.00'
- 25 N 00°33'54" W 67.61'
- 26 N 42°13'07" E 36.81'
- 27 S 89°26'06" W 31.00'
- 28 N 89°26'06" E 31.00'

CITY OF INDIO

- N 89°35'57" E 2657.67' (N 89°35'49" E 2657.80' R5) -

1/4 SECTION LINE

APN 691-190-001

GRANT DEED PER  
INST. #2005-0220411  
REC 3/21/2005  
PARCEL "A"

LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005  
PARCEL "A"

R1-INDICATES RECORD DATA  
PER RAMP MAP, 5S\_7E\_WEST\_018.  
R5-INDICATES RECORD DATA  
PER MAP NO. 31195-5,  
MB 362/88-96.

P.O.C.  
WEST 1/4  
CORNER  
SECTION 9

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-2  
WO No.: B2-0388  
SCALE: NTS  
PREPARED BY: KNV  
DATE: APRIL 2013  
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: JEFFERSON STREET & I-10 INTERCHANGE  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.  
APPROVED BY: *Timothy F. Rayburn* DATE: 4/2/2013

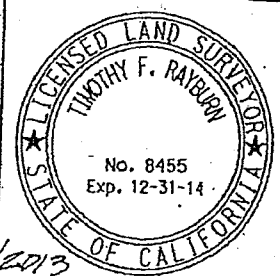


EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-3.

AN EASEMENT FOR SLOPE AND MAINTENANCE PURPOSES LYING WITHIN LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 52.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 31.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 83.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF JEFFERSON STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 00°33'54" W ALONG SAID PARALLEL LINE, A DISTANCE OF 131.19 FEET;

THENCE N 89°26'06" E, A DISTANCE OF 36.45 FEET;

THENCE S 12°40'20" E, A DISTANCE OF 134.18 FEET;

THENCE S 89°26'06" W, A DISTANCE OF 64.59 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 6,628 SQUARE FEET, OR 0.152 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 1.000017150 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

08-RIV-10-PM52.5-52.6-22796 (22796-3)

SEE ATTACHED EXHIBIT "B"

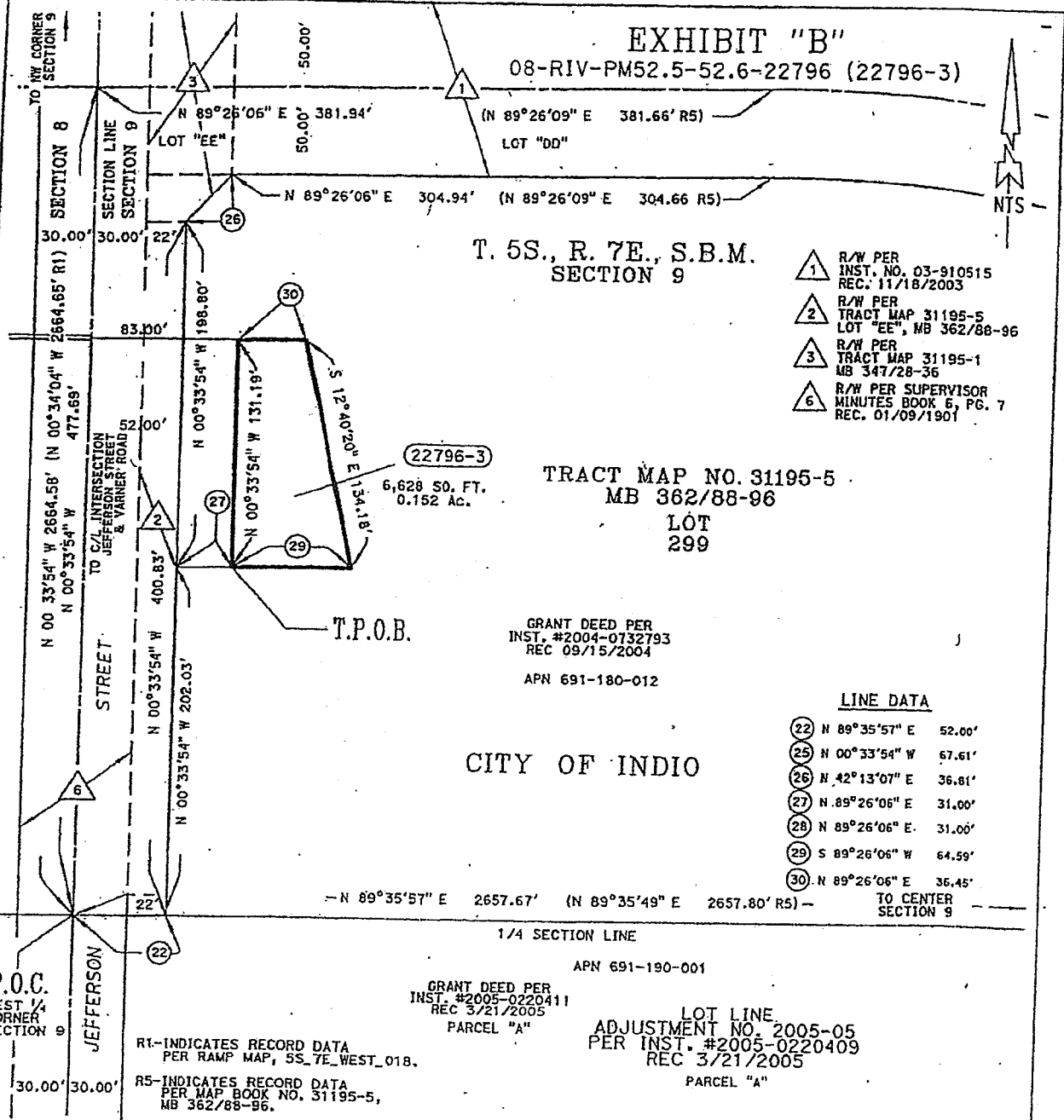
APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_



EXHIBIT "B"

08-RIV-PM52.5-52.6-22796 (22796-3)



- 1 R/W PER INST. NO. 03-910515 REC. 11/18/2003
- 2 R/W PER TRACT MAP 31195-5 LOT "EE", MB 362/88-96
- 3 R/W PER TRACT MAP 31195-1 MB 347/28-36
- 6 R/W PER SUPERVISOR MINUTES BOOK 5, PG. 7 REC. 01/09/1901

TRACT MAP NO. 31195-5  
MB 362/88-96  
LOT 299

GRANT DEED PER INST. #2004-0732793 REC 09/15/2004  
APN 691-180-012

LINE DATA

|    |               |        |
|----|---------------|--------|
| 22 | N 89°35'57" E | 52.00' |
| 25 | N 00°33'54" W | 67.61' |
| 26 | N 42°13'07" E | 36.81' |
| 27 | N 89°26'06" E | 31.00' |
| 28 | N 89°26'06" E | 31.00' |
| 29 | S 89°26'06" W | 64.59' |
| 30 | N 89°26'06" E | 36.45' |

TO CENTER SECTION 9

CITY OF INDIO

- N 89°35'57" E 2657.67' (N 89°35'49" E 2657.80' R5) -  
1/4 SECTION LINE

APN 691-190-001

GRANT DEED PER INST. #2005-0220411 REC 3/21/2005  
PARCEL "A"

LOT LINE ADJUSTMENT NO. 2005-05 PER INST. #2005-0220409 REC 3/21/2005  
PARCEL "A"

R1-INDICATES RECORD DATA PER RAMP MAP, 5S\_7E\_WEST\_018.  
R5-INDICATES RECORD DATA PER MAP BOOK NO. 31195-5, MB 362/88-96.

P.O.C. WEST 1/4 CORNER SECTION 9

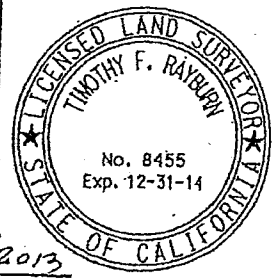
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-3  
WO No.: B2-0388  
SCALE: NTS  
PREPARED BY: KNV  
DATE: APRIL 2013  
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION  
PROJECT: JEFFERSON STREET & I-10 INTERCHANGE  
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *Timothy F. Rayburn*

DATE: 4/2/2013



LOT LINE  
 ADJUSTMENT NO. 2005-05  
 PER INST. #2005-0220409  
 REC 3/21/2005  
 PARCEL "A"

EXHIBIT "B"  
 08-RIV-PM54.9-56.1-22796 (22796-4)



T. 5S., R. 7E., S.B.M.  
 SECTION 9

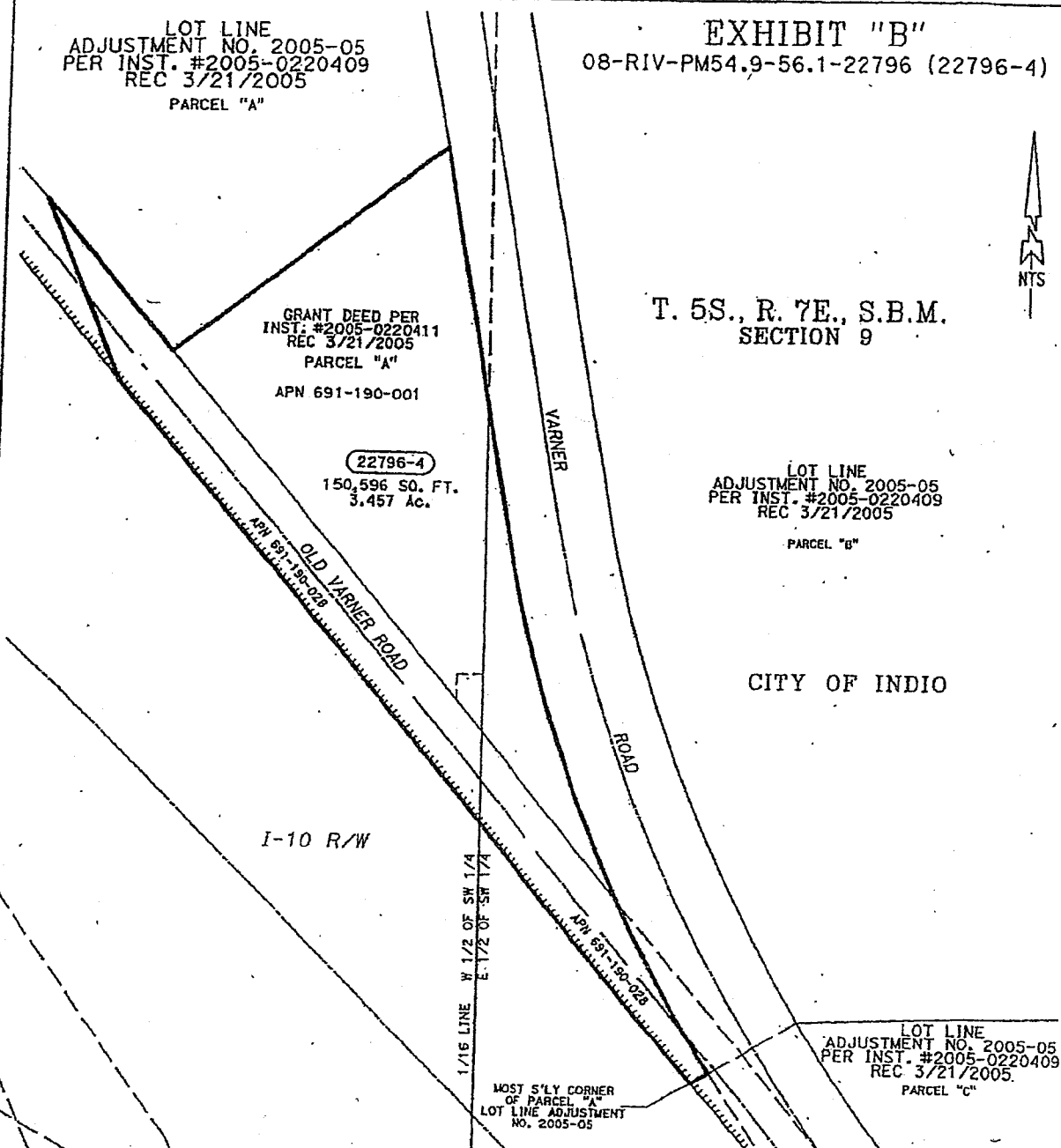
GRANT DEED PER  
 INST. #2005-0220411  
 REC 3/21/2005  
 PARCEL "A"  
 APN 691-190-001

22796-4  
 150,596 SQ. FT.  
 3.457 Ac.

LOT LINE  
 ADJUSTMENT NO. 2005-05  
 PER INST. #2005-0220409  
 REC 3/21/2005

PARCEL "B"

CITY OF INDIO



I-10 R/W

VARNER ROAD

ROAD

OLD VARNER ROAD

1/16 LINE W 1/2 OF SW 1/4  
 E 1/2 OF SW 1/4

MOST S'LY CORNER  
 OF PARCEL "A"  
 LOT LINE ADJUSTMENT  
 NO. 2005-05

LOT LINE  
 ADJUSTMENT NO. 2005-05  
 PER INST. #2005-0220409  
 REC 3/21/2005  
 PARCEL "C"

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

PCL No.: 22796-4  
 WO No.: B2-0388  
 SCALE: NTS  
 PREPARED BY: KNV  
 DATE: APRIL 2013  
 SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION  
 PROJECT: JEFFERSON STREET & I-10 INTERCHANGE  
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.  
 APPROVED BY: *Timothy F. Rayburn*  
 DATE: 4/2/2013





LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005

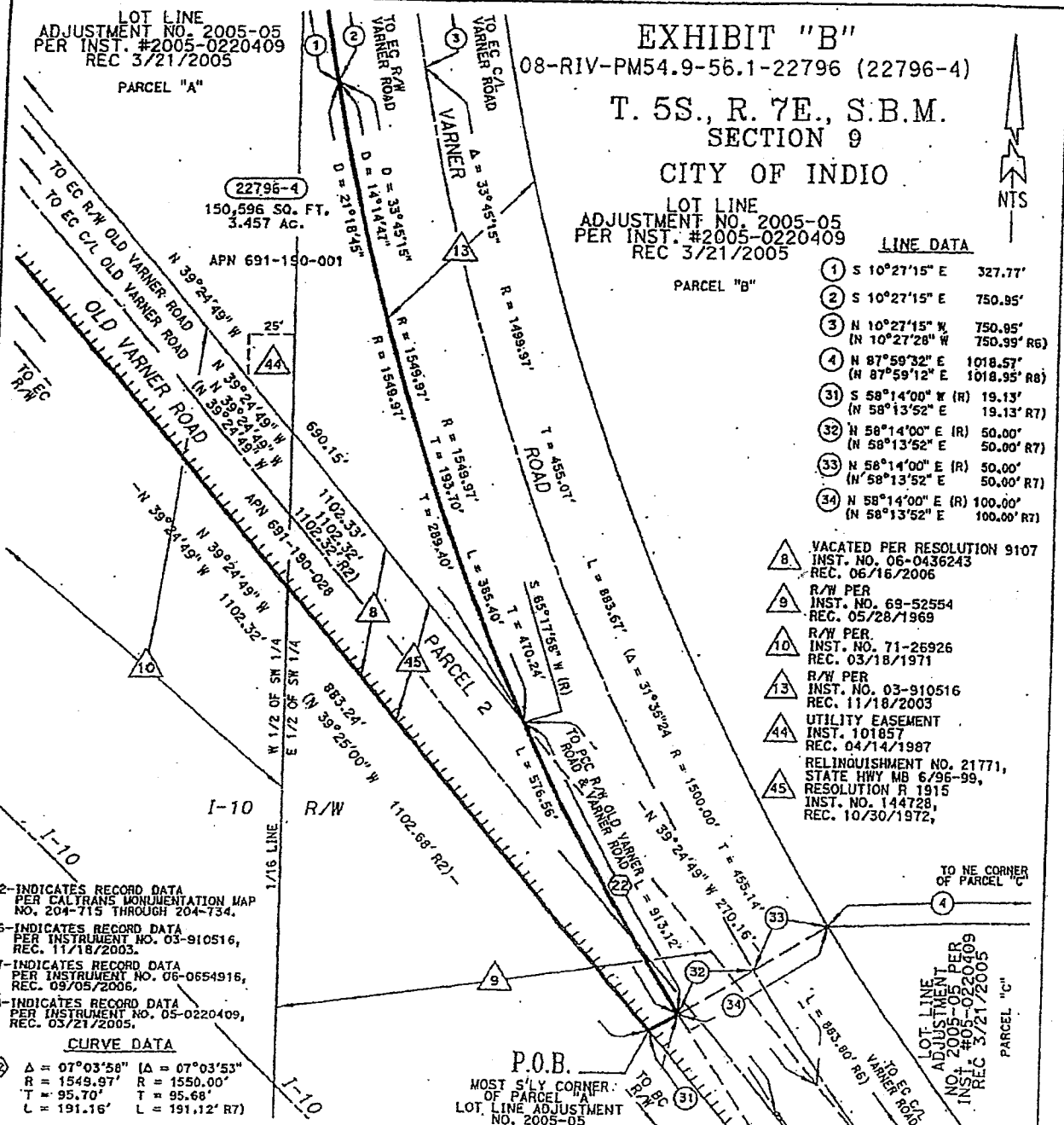
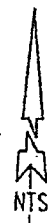
PARCEL "A"

EXHIBIT "B"  
08-RIV-PM54.9-56.1-22796 (22796-4)

T. 5S., R. 7E., S.B.M.  
SECTION 9

CITY OF INDIO

LOT LINE  
ADJUSTMENT NO. 2005-05  
PER INST. #2005-0220409  
REC 3/21/2005



LINE DATA

- ① S 10°27'15" E 327.77'
- ② S 10°27'15" E 750.95'
- ③ N 10°27'15" W 750.95'  
(N 10°27'28" W 750.99' R6)
- ④ N 87°59'32" E 1018.57'  
(N 87°59'12" E 1018.95' R8)
- ③① S 58°14'00" W (R) 19.13'  
(N 58°13'52" E 19.13' R7)
- ③② N 58°14'00" E (R) 50.00'  
(N 58°13'52" E 50.00' R7)
- ③③ N 58°14'00" E (R) 50.00'  
(N 58°13'52" E 50.00' R7)
- ③④ N 58°14'00" E (R) 100.00'  
(N 58°13'52" E 100.00' R7)

- △ 8 VACATED PER RESOLUTION 9107  
INST. NO. 06-0436243  
REC. 06/16/2006
- △ 9 R/W PER  
INST. NO. 69-52554  
REC. 05/28/1969
- △ 10 R/W PER  
INST. NO. 71-26926  
REC. 03/18/1971
- △ 13 R/W PER  
INST. NO. 03-910516  
REC. 11/18/2003
- △ 44 UTILITY EASEMENT  
INST. 101857  
REC. 04/14/1987
- △ 45 RELINQUISHMENT NO. 21771,  
STATE HWY MB 6/96-99,  
RESOLUTION R 1915  
INST. NO. 144728,  
REC. 10/30/1972,

R2-INDICATES RECORD DATA  
PER CALTRANS DOCUMENTATION MAP  
NO. 204-715 THROUGH 204-734.

R6-INDICATES RECORD DATA  
PER INSTRUMENT NO. 03-910516,  
REC. 11/18/2003.

R7-INDICATES RECORD DATA  
PER INSTRUMENT NO. 06-0654916,  
REC. 09/05/2006.

R8-INDICATES RECORD DATA  
PER INSTRUMENT NO. 05-0220409,  
REC. 03/21/2005.

CURVE DATA

②② Δ = 07°03'58" (Δ = 07°03'53"  
R = 1549.97' R = 1350.00"  
T = 95.70' T = 95.68'  
L = 191.16' L = 191.12' R7)

P.O.B.  
MOST S'LY CORNER  
OF PARCEL A  
LOT LINE ADJUSTMENT  
NO. 2005-05

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED  
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

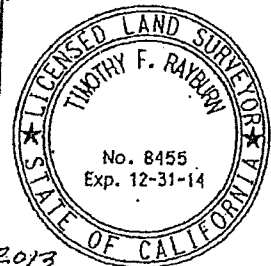
PCL No.: 22796-4  
WO No.: B2-0388  
SCALE: NTS  
PREPARED BY: KNV  
DATE: APRIL 2013  
SHEET 2 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION.

PROJECT: JEFFERSON STREET & I-10 INTERCHANGE

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

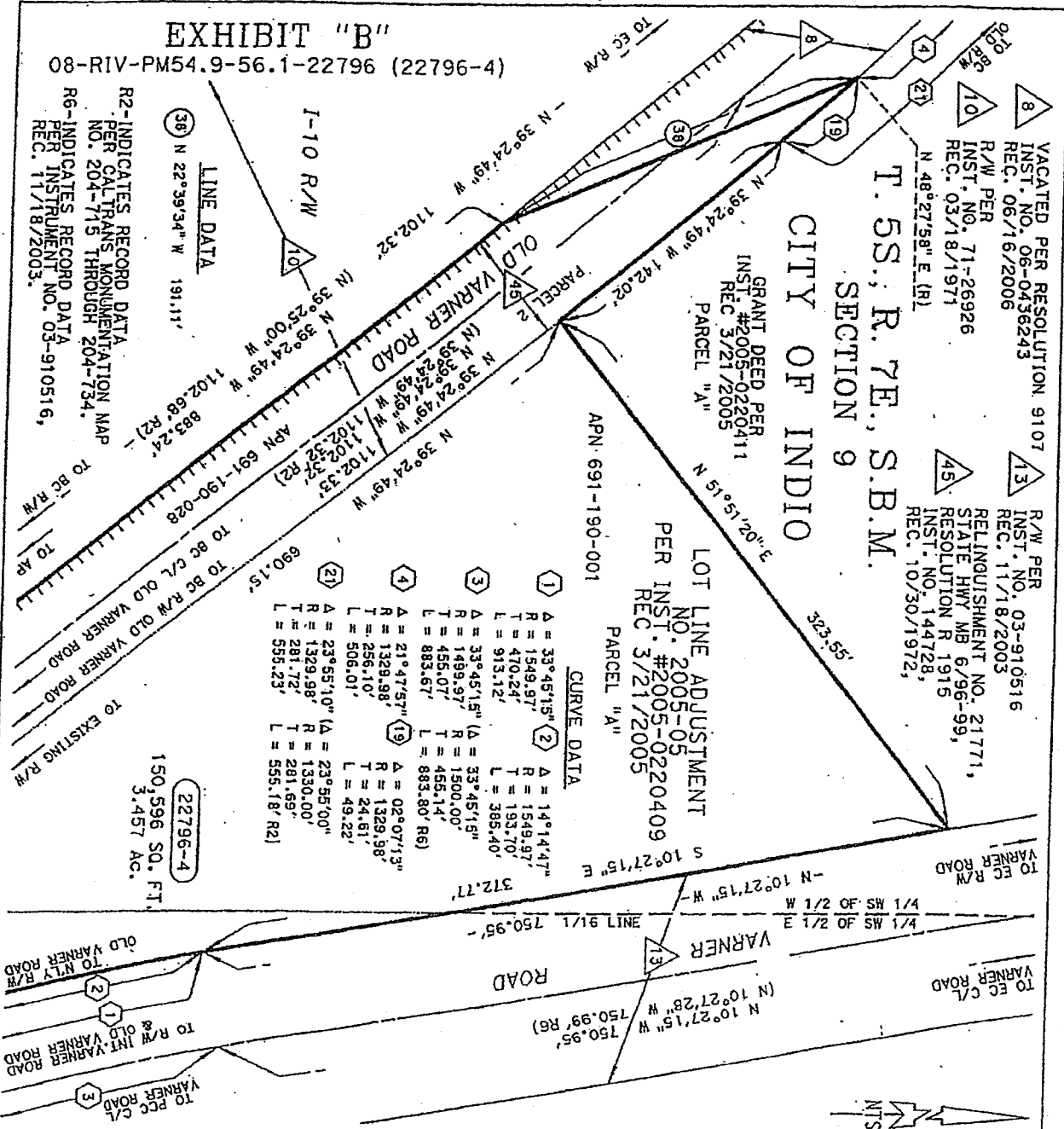
APPROVED BY: *Jonathan R. Reed* DATE: 4/2/2013



# EXHIBIT "B"

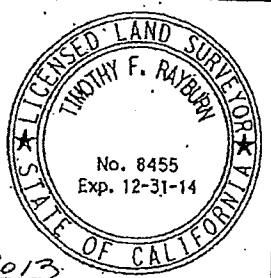
08-RIV-PM54.9-56.1-22796 (22796-4)

R2-INDICATES RECORD DATA  
PER CALTRANS MONUMENTATION MAP  
NO. 204-115 THROUGH 204-734.  
R6-INDICATES RECORD DATA  
PER INSTRUMENT NO. 03-910516,  
REC. 11/18/2003.



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000017150

|                  |  |
|------------------|--|
| PCL No.: 22796-4 | COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,<br>SURVEY DIVISION  |
| WO No.: B2-0388  | PROJECT: JEFFERSON STREET & I-10 INTERCHANGE   |
| SCALE: NTS       | THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION. |
| PREPARED BY: KNV | APPROVED BY: <i>Samuel Hoff Rap</i>  |
| DATE: APRIL 2013 | DATE: 4/2/2013   |
| SHEET 3 OF 3     |  |



FILED

ORIGINAL

Exempt From Fees Per  
Govt. Code § 6103

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APR 19 2017

FILED  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

APR 10 2017

L. Howell  
*Howell*

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE,  
Plaintiff,

v.

JEFFERSON STREET VENTURES, LLC, a  
California limited liability company;  
PACIFIC BELL TELEPHONE COMPANY,  
a California corporation; IMPERIAL  
IRRIGATION DISTRICT; SPRINT  
COMMUNICATIONS COMPANY, LP, a  
Delaware limited partnership;  
COACHELLA VALLEY WATER  
DISTRICT; VERIZON CALIFORNIA,  
INC.; ALL PERSONS UNKNOWN  
CLAIMING AN INTEREST IN THE  
PROPERTY; AND DOES 1-100, inclusive,

Defendants.

Case No. PSC 1400798 MF  
(Consolidated with PSC 1400896)

Assigned for All Purposes To:  
The Hon. Sunshine S. Sykes, Dept. 6

**[PROPOSED] FINAL JUDGMENT IN  
CONDEMNATION**

*[Stipulation for Final Judgment in  
Condemnation Filed Concurrently]*

[APNs 691-180-012, 691-190-001, and 691-  
190-028]

Complaint Filed: February 10, 2014  
Trial Date: Vacated

{00110543.7 }

1 Plaintiff, the County of Riverside ("County"), on the one hand, and defendants Jefferson Street  
2 Ventures, LLC and J&V IV, LLC (collectively, "Jefferson Street") and defendant and cross claimant  
3 City of Indio ("City"), on the other hand, having executed a Stipulation For Final Judgment in  
4 Condemnation ("Stipulation"); having requested the Court to enter a Final Judgment in Condemnation  
5 ("Final Judgment") consistent with the Stipulation regarding the County's condemnation of the  
6 interests in real property described in the attached Exhibit "A"; and having waived a Statement of  
7 Decision, Notice of Entry of Judgment, costs and fees, and the right to appeal from judgment after  
8 entry:

9 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS**  
10 **FOLLOWS:**

11 **1. The County's Action to Acquire the Property.**

12 **A.** The County commenced the above-entitled action in eminent domain to  
13 acquire: (a) a fee simple interest in the subject property and designated as County Parcel Number  
14 22796-1; (b) a permanent easement for roadway purposes in portions of the subject property and  
15 identified as County Parcel Number 22796-2; (c) a permanent slope easement in portions of the  
16 subject property and identified as County Parcel Number 22796-3; and (d) a temporary construction  
17 easement interests in the subject property and identified as County Parcel Number 22796-4  
18 (collectively, "Property"), collectively representing a portion of the real property assigned Riverside  
19 County Assessor's Parcel Numbers 691-180-012 (now 691-180-015), 691-190-001, and 691-190-028,  
20 located in the County of Riverside, State of California. The real property or interests in real property  
21 the County acquires by this Final Judgment are further described in the attached Exhibit "A,"  
22 incorporated by this reference.

23 **B.** The Property is required for the construction of public improvements consisting  
24 of the reconstruction, realignment and widening of the existing Interstate 10/Jefferson Street  
25 Interchange and for other uses identical thereto and required thereby, as set forth in the Resolution of  
26 Necessity attached to the County's Complaint in Eminent Domain, filed on February 10, 2014, and  
27 known as the Jefferson Street/Interstate 10 Interchange Project ("Project").

28 {00110543.7}

1 C. The City filed an Answer in this action claiming a compensable interest in the  
2 Property and related relief ("City Answer"). The City also filed a Cross Complaint in this action  
3 against Jefferson Street in which the City claimed a compensable interest in the Property and related  
4 relief ("City Cross Action"). City withdrew the City Answer through the Stipulation and the City  
5 Answer is deemed withdrawn through this Final Judgment. The City Cross Action is hereby  
6 dismissed, with prejudice, and no party shall be deemed the prevailing party based on the dismissal  
7 and each party shall bear its/their own litigation expenses, including but not limited to all attorney's  
8 fees, appraisers' fees, expert witness fees, and any and all other fees or costs of any nature, including  
9 costs set forth in Code of Civil Procedure sections 1033.5, 1268.610 and 1268.710.

10 D. Jefferson Street is the fee owner of the Property and Jefferson Street is the only  
11 party that has any basis for compensation for the County's taking described above and in Exhibit "A."  
12 All other defendants with a potential interest in the Property have been dismissed, defaulted or have  
13 disclaimed any interest in the Property

14 E. Neither the Stipulation nor this Final Judgment shall alter or affect (1) the  
15 County's or City's respective rights under the July 27, 2015 Joint Defense, Prosecution and  
16 Confidentiality Agreement, or (2) the City's right to seek reimbursement or other relief from third  
17 parties/non-parties to this action for money paid or to be paid by the City in *Jefferson Street Ventures,*  
18 *LLC v. City of Indio*, Case No. INC 072101 or in *City of Indio v. Jefferson Street Ventures, LLC* Case  
19 No. PSC 1400896.

20 F. Defendant Pacific Bell Telephone Company disclaimed any interest in the  
21 compensation to be paid for the taking of the Property.

22 G. Defendant Imperial Irrigation District had a default entered against it on March  
23 17, 2014.

24 H. Defendant Spirit Communications Company had a default entered against it on  
25 May 6, 2014.

26 I. Defendant Coachella Valley Water District disclaimed any interest in the  
27 compensation to be paid for the taking of the Property.

28

{00110543.7}

1 J. Defendant Verizon California, Inc. disclaimed any interest in the compensation  
2 to be paid for the taking of the Property.

3 2. Settlement and Payment of Just Compensation.

4 A. The County shall pay Jefferson Street the lump sum of \$5,570,727.00 as an all-  
5 inclusive settlement and as full and complete just compensation for the acquisition of the Property,  
6 free and clear of all liens and encumbrances, including any property taxes owed ("Total Just  
7 Compensation"). Jefferson Street accepts the lump sum of \$5,570,727.00 as the full amount of just  
8 compensation for: (1) the County's taking of the Property; (2) any and all claims for precondemnation  
9 damages; (3) any and all claims for severance damages; (4) any and all claims for lost business  
10 goodwill; (5) any and all claims for relocation benefits, relocation assistance, appraisal  
11 reimbursement; (6) any and all claims for fixtures, improvements, equipment, and/or movable  
12 property; (7) any and all claims for statutory interest or costs; (8) any and all claims for attorneys' fees  
13 or litigation expenses; and (9) any and all other damages or claims resulting from or related to the  
14 above-captioned eminent domain action or the condemnation of the Property, excluding the  
15 compensation received by Jefferson Street from the City in *City of Indio v. Jefferson Street Ventures,*  
16 *LLC* Case No. PSC 1400896 and the compensation still due Jefferson Street from the City in *Jefferson*  
17 *Street Ventures, LLC v. City of Indio,* Case No. INC 072101.

18 B. The sum of \$5,570,727.00 ("Settlement Funds") shall consist of the following:

19 1. On February 13, 2014, the County deposited the sum of \$2,270,727.00  
20 with the State Treasury as the amount of probable compensation for the Property. Jefferson Street has  
21 withdrawn the deposit pursuant to Code of Civil Procedure section 1255.210.

22 2. The County shall pay to Jefferson Street the net amount of  
23 \$3,300,000.00, constituting the remaining settlement balance (principal settlement amount of  
24 \$5,570,727.00 minus \$2,270,727.00 equals \$3,300,000.00).

25 C. The County shall make payment to Jefferson Street in the form of its usual and  
26 customary bank draft, drawn on a California banking institution, made payable to "Jefferson Street  
27 Ventures, LLC" and deliver said payment to Jefferson Street's counsel of record at, Slovak Baron  
28 Empey Murphy & Pinkney LLP, 1800 E. Tahquitz Canyon Way, Palm Springs, California 92262.  
(00110543.7)

1 The County shall make its best efforts to make payment immediately after entry of judgment and in no  
2 event shall make said payment later than 30 calendar days after the Court enters their judgment  
3 payable as described above. Defendants Jefferson Street Ventures, LLC and J&V IV, LLC accept  
4 payment, payable as described above, as full payment of the Settlement Funds.

5           D. Each party shall bear its/their own litigation expenses, including but not limited  
6 to all attorney's fees, appraisers' fees, expert witness fees, and any and all other fees or costs of any  
7 nature, including costs set forth in Code of Civil Procedure Sections 1033.5, 1268.610 and 1268.710.

8           E. Jefferson Street shall have no right to further compensation arising from or  
9 related to the Action or the condemnation.

10           F. Jefferson Street warrants that it is not aware of any other person or entity with  
11 any right or entitlement, by lien or otherwise, to the Property or to the Total Just Compensation  
12 awarded in this proceeding. Specifically, and without limitation, Jefferson Street warrants and agrees:

13                   1. That Jefferson Street knows of no claims or liens (other than as  
14 described in this Final Judgment) presently claimed or that will be claimed against the Property.

15                   2. That Jefferson Street will not encumber the Property or allow the  
16 Property to become encumbered before entry of the Final Order of Condemnation.

17                   3. That neither this Judgment nor anything it requires or provides,  
18 including the transfer of the Property to the County, violates or will violate any contract, agreement, or  
19 instrument to which Jefferson Street is a party, or that affects the Property, and that conveyance of the  
20 Property to the County does not require consent of any person who is not a party to this Judgment.

21                   4. That there are no written or oral leases or contractual rights or options to  
22 lease, purchase, license or otherwise to enjoy possession, rights, or any interest in the Property, and  
23 that no other person or entity has a right of possession to the Property.

24                   5. That Jefferson Street does not know of any pending, threatened, or  
25 potential litigation, action, or proceeding against Jefferson Street (other than as described in this Final  
26 Judgment) or any other party before any court or administrative tribunal which is in any way related to  
27 the Property.

28 (00110543.7)

1           G.     Nothing herein shall alter or affect Jefferson Street's rights to recover all sums  
2 due on the judgment in *Jefferson Street Ventures, LLC v. City of Indio*, Case No. INC 072101, and  
3 each and every obligation of the City to Jefferson Street under the Amended Judgment of the Court in  
4 that action, dated December 6, 2016.

5           **3.     Release.**

6           Jefferson Street, for itself, and for all of its predecessors, successors, successors-in-interest,  
7 assigns, partners, partnerships, companies, corporations, trusts, trustees, beneficiaries, heirs, executors,  
8 and designees, and each of its agents, employees and representatives, hereby releases and forever  
9 discharges the County and all of its past, present, future agents, employees, partners, partnerships, co-  
10 ventures, owners, co-owners, contractors, subcontractors, business entities or divisions, attorneys,  
11 administrators, predecessors, successors, successors-in-interest, and assigns from any and all liability  
12 whatsoever and waives all claims and defenses in this matter, including, but not limited to, claims, if  
13 any, for:

14           A.     Any further award or payment, and any portion of any award or payment for  
15 the taking of the Property;

16           B.     Any damages resulting from the taking, including, but not limited to, severance  
17 damages, loss of goodwill, loss of or damage to improvements pertaining to the realty, fixtures, and  
18 equipment, and/or inventory; and

19           C.     Any claim for inverse condemnation, precondemnation damages, claims for  
20 interest, attorneys' fees, litigation expenses, relocation benefits and/or costs, and any and all other  
21 kinds of compensation, damage, causes of action or other claims arising out of this action and/or the  
22 Project and/or the condemnation by the County of the Property.

23           **4.     Condemnation of Jefferson Street's Interest.**

24           Upon payment as described in Section 2, Jefferson Street's interest in and to the Property shall  
25 be condemned to the County for the public uses and purposes comprising the Project as follows:

26           A.     Fee simple interest in the portions of the Property designated as County Parcel  
27 Number 22796-1.

28 {00110543.7 }



1           B.     Permanent easement for roadway purposes in the portions of Property identified  
2 as County Parcel Number 22796-2.

3           C.     Permanent slope easement in the portions of the Property identified as County  
4 Parcel Number 22796-3.

5           D.     Temporary construction easement interests in the portions of the Property  
6 designated as County Parcel Number 22796-4.

7           Title to these interests in the Property shall vest in the County on the date that a Final Order of  
8 Condemnation is recorded by the Recorder's Office of the County of Riverside, California.

9           5.     Purpose and Authority of the Taking.

10           A.     The County is and was authorized and entitled to exercise the power of eminent  
11 domain for public uses under Article I, section 19, of the California Constitution; California  
12 Government Code section 25350.5; and Part 3, Title 7 of the California Code of Civil Procedure,  
13 including sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.140,  
14 1240.410, 1240.510, and 1240.610.

15           B.     The use for which the County seeks to condemn the Property, to wit, in  
16 connection with the Project and for road improvement purposes, is and was authorized by law and is  
17 and was a public use; the public interest, safety and necessity require the Project; the Project is and  
18 was planned and located in the manner that will be the most compatible with the greatest public good  
19 and the least private injury; and the Property is necessary for the Project.

20           6.     Date of Possession and Cancellation of Taxes.

21           The County acquired possession of the Property on April 22, 2014. For the fee simple interest  
22 in the Property that the County acquires by this Final Judgment, all taxes, assessments, penalties and  
23 costs which are a lien on the Property and which are apportioned or imposed in that portion of the  
24 fiscal year from and including April 22, 2014 (the date of prejudgment possession) and thereafter are  
25 canceled under section 5081 *et seq.* of the Revenue and Taxation Code.

26           7.     Entry of Final Judgment and Final Order.

27           Upon entry of this Final Judgment and after payment of the sums in Section 2, the Court shall,  
28 on application of any party and without further notice to any party, make a Final Order of  
(00110543.7)

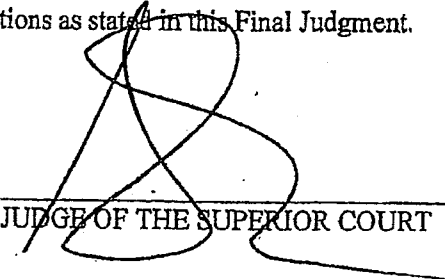
1 Condemnation.

2 8. Conflicts in Terms.

3 Should there be any conflict between the terms in the Stipulation, the Final Judgment and/or  
4 the Final Order, the terms in this Final Judgment shall prevail. Additionally the terms and conditions  
5 as stated in the Stipulation and/or the Final Order are not intended to change any terms as stated in this  
6 Final Judgment, nor expand any terms stated in this Final Judgment nor add additional terms and/or  
7 conditions beyond those terms and conditions as stated in this Final Judgment.

8 DATED:

9 4/6/17

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12 JUDGE OF THE SUPERIOR COURT

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**EXHIBIT A**

EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-1

BEING A PORTION OF LOT 299 AS SHOWN ON TRACT MAP NUMBER 31195-5 ON FILE IN BOOK 362, PAGES 88 THROUGH 96, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, PARCEL "A" OF LOT LINE ADJUSTMENT NUMBER 2005-05 AS DESCRIBED BY GRANT DEED RECORDED MARCH 21, 2005 AS INSTRUMENT NUMBER 2005-0220413 AND THE VACATION OF OLD VARNER ROAD (42ND AVENUE) AS DESCRIBED BY RESOLUTION NUMBER 9107 RECORDED JUNE 16, 2006 AS INSTRUMENT NUMBER 2006-0436243, BOTH OFFICIAL RECORDS OF SAID RECORDER, LYING WITHIN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, BEING A POINT ON THE CENTERLINE OF JEFFERSON STREET (52.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID TRACT MAP;

THENCE N 89°35'57" E ALONG THE EAST-WEST CENTER-SECTION LINE OF SAID SECTION 9, A DISTANCE 30.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT "EE" AS SHOWN ON SAID TRACT MAP, BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE AND THE TRUE POINT OF BEGINNING;

THENCE N 89°35'57" E CONTINUING ALONG SAID EAST-WEST CENTER-SECTION LINE AND THE SOUTHERLY LINE OF SAID LOT "EE", A DISTANCE OF 22.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT "EE", BEING AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE N 00°33'54" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.03 FEET;

(COURSE "A") THENCE N 89°26'06" E, A DISTANCE OF 95.59 FEET;

(COURSE "B") THENCE S 12°40'20" E, A DISTANCE OF 290.29 FEET;

(COURSE "C") THENCE S 84°03'14" E, A DISTANCE OF 241.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 390.00 FEET;

(COURSE "D") THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°28'40", AN ARC DISTANCE 417.90 FEET;

(COURSE "E") THENCE S 22°39'34" E, A DISTANCE OF 568.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND VACATED BY SAID RESOLUTION NUMBER 9107;

THENCE N 39°24'49" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 133.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1273.98 FEET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27°37'01", AN ARC DISTANCE OF 614.06 FEET;

THENCE N 67°01'50" W CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 449.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9, ALSO BEING THE WESTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE N 00°33'56" W ALONG SAID WESTERLY LINE, A DISTANCE OF 98.53 FEET TO THE

EXHIBIT "A"  
LEGAL DESCRIPTION  
22796-1

NORTHEASTERLY LINE OF SAID RESOLUTION NUMBER 9107;

THENCE S 63°19'59" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 33.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET (30.00 FOOT EASTERLY HALF-WIDTH AS ADOPTED BY BOARD RESOLUTION DATED JANUARY 1, 1901, PURSUANT TO SUPERVISORS MINUTES BOOK 6, PAGE 7, RECORDS OF THE CLERK OF THE BOARD OF SUPERVISORS OF SAID COUNTY);

THENCE N 00°33'56" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 273,415 SQUARE FEET, OR 6.277 ACRES, MORE OR LESS,

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, CONTIGUOUS TO THE ABOVE-DESCRIBED PROPERTY IN AND TO JEFFERSON STREET.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000017150 TO OBTAIN GROUND DISTANCE.

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

REFERENCE IS HEREBY MADE TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION DISTRICT 8 MAP, FILE NUMBER RW000157/ 1 THROUGH 12, INCLUSIVE, ON FILE AS MAP NUMBER 205/ 909 THROUGH 920, INCLUSIVE, IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

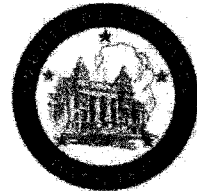
08-RIV-10-PM52.5-52.6-22796 (22796-1)

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*  
DATE: 4/02/2012



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



ITEM  
3.12  
(ID # 7826)

MEETING DATE:

Tuesday, October 16, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA) AND TLMA-Transportation :

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA)/TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)-TRANSPORTATION DEPARTMENT: Adopt Resolution No. 2018-137, Notice of Intention to Convey Permanent Easement Interests in Real Property designated as County Parcel Numbers 22794-2, 22794-3, 22796-2, and 22796-3 to the City of Indio and Fee Simple Interest in Real Property designated as County Parcel Number 22796-1 to the State of California, all located in the City of Indio, County of Riverside, State of California, by Quitclaim Deeds, District 4; [\$0] (Clerk to Give Notice Pursuant to Government Code Section 6061 Requires 4/5 Vote) (Set for Meeting on or after November 6, 2018)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2018-137, Notice of Intention to Convey Permanent Easement Interests in Real Property designated as County Parcel Numbers 22794-2, 22794-3, 22796-2, and 22796-3 to the City of Indio and Fee Simple Interest in Real Property designated as County Parcel Number 22796-1 to the State of California, all located in the City of Indio, County of Riverside, State of California by Quitclaim Deeds; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

ACTION: 4/5 Vote Required, Policy

Robert Field, Assistant County Executive Officer/ECD

8/27/2018

Patricia Romo, Director of Transportation

9/18/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Ashley 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 November 6, 2018 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: October 16, 2018  
xc: EDA, Transp., COB

Kecia Harper-Ihem  
Clerk of the Board

By Deputy

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

| <b>FINANCIAL DATA</b>       | <b>Current Fiscal Year:</b> | <b>Next Fiscal Year:</b> | <b>Total Cost:</b>        | <b>Ongoing Cost</b> |
|-----------------------------|-----------------------------|--------------------------|---------------------------|---------------------|
| <b>COST</b>                 | \$ 0                        | \$ 0                     | \$ 0                      | \$ 0                |
| <b>NET COUNTY COST</b>      | \$ 0                        | \$ 0                     | \$ 0                      | \$ 0                |
| <b>SOURCE OF FUNDS: N/A</b> |                             |                          | <b>Budget Adjustment:</b> | <b>No</b>           |
|                             |                             |                          | <b>For Fiscal Year:</b>   | <b>2018/19</b>      |

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Jefferson Street at Interstate 10 (I-10) Interchange Project consists of constructing a new interchange with standard diamond ramps, loop entrance ramps and a new eight-lane Jefferson Street overcrossing over I-10. Reference is made to Exhibit A (Vicinity Map).

On December 20, 2011, the Board approved Item 3-25, a Cooperative Agreement between the County of Riverside, City of Indio and the State of California Department of Transportation (Caltrans) which designated the County as lead agency for purposes of land acquisition services for the project.

The County acquired each one of the property interests shown in the table below to facilitate the construction of the Jefferson Street at Interstate 10 Interchange Project, within the City of Indio and State of California jurisdictions. Since the construction of the Jefferson Street at Interstate 10 Interchange Project is substantially completed, the County must now release and remit any interest the County may have in the properties listed below by Quitclaim Deeds to the City of Indio and State of California.

| <b>Parcel Nos.</b>                       | <b>Property Interests Acquired</b>   | <b>Type of Document/<br/>Recording Information</b>   | <b>Current Grantee<br/>Proposed Grantee</b>  |
|--|--|--|--|
| 22794-1<br>22794-2<br>22794-3            | Fee Simple Street<br>Easement Slope<br>Easement                                  | Grant Deed 2-24-<br>2014/0069841<br>Easement Deed 2-24-<br>2014/0069842<br>Easement Deed 2-24-<br>2014/0069843 | State of California Not<br>applicable* County of<br>Riverside City of Indio<br>County of Riverside<br>City of Indio  |
| 22796-1<br>22796-2<br>22796-3<br>22796-4 | Fee Simple Road<br>Easement Slope<br>Easement Temporary<br>Construction Easement | All Parcel Nos. are<br>included in the Final<br>Order of Condemnation<br>5-16-17/0195015                       | County of Riverside<br>State of California<br>County of Riverside<br>City of Indio County of<br>Riverside City of Indio<br>County of Riverside<br>Not applicable** |

\*Parcel No. 22794-1 was conveyed directly to the State of California. Therefore, no further action is required.

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

\*\*Parcel No. 22796-4 is a temporary construction easement and has expired. Therefore, no further action is required.

Resolution No. 2018-137 has been reviewed and approved by County Counsel as to legal form.

**Impact on Residents and Businesses**

The Jefferson Street at Interstate 10 Interchange Project has corrected existing geometric deficiencies and is anticipated to reduce projected operational deficiencies and reduce congestion from the forecasted growth in the area.

**Additional Fiscal Information**

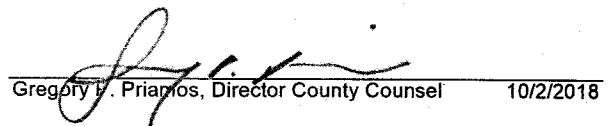
There is no additional net County cost associated with this project and no budget adjustment is required.

**Attachments:**

- Vicinity Map
- Resolution No. 2018-137

RF:PR:HM:VY:SV:mc 392TR 19.916 13873  
Transportation Work Order No. B2-0388  
MinuteTrak 7826

  
Nehini Daskal, Principal Management Analyst 10/9/2018

  
Gregory P. Priamos, Director County Counsel 10/2/2018





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

**KECIA HARPER-IHEM**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

October 17, 2018

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

TEL: (760) 778-4578  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

**RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. 2018-137 Notice of Intention to Convey Permanent Easement Interests in the City of Indio**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on:

**FRIDAY – October 26, 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,

*Karen Barton*

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

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

**Resolution No. 2018-137**

**Notice of Intention to Convey Permanent Easement Interests in Real Property designated as Parcel Numbers 22794-2, 22794-3, and 22796-2, and 22796-3 to the City of Indio and Fee Simple Interest designated as Parcel Number 22796-1 to the State of California, all located in the City of Indio, County of Riverside,  
by Quitclaim Deeds**

WHEREAS, the County of Riverside (County) acquired each one of the property interests below in Table 1 to facilitate and accomplish the construction of the Interstate 10/Jefferson Street Interchange Project ("Project"), within the City of Indio and State of California jurisdictions:

| Table 1     |                                 |   |                                       |
|-------------|---------------------------------|---|---------------------------------------|
| Parcel Nos. | Property Interests Acquired     | Type of Document/<br>Recording Information                                      | Current Grantee<br>Proposed Grantee   |
| 22794-1     | Fee Simple                      | Grant Deed<br>2-24-2014/0069841   | State of California<br>Not applicable |
| 22794-2     | Street Easement                 | Easement Deed<br>2-24-2014/0069842  | County of Riverside<br>City of Indio  |
| 22794-3     | Slope Easement                  | Easement Deed<br>2-24-2014/0069843  | County of Riverside<br>City of Indio  |
| 22796-1     | Fee Simple                      | All Parcel Nos. are included in the Final Order of Condemnation 5-16-17/0195015 | County of Riverside                   |
| 22796-2     | Road Easement                   |   | State of California                   |
| 22796-3     | Slope Easement                  |   | County of Riverside                   |
| 22796-4     | Temporary Construction Easement |   | City of Indio                         |
|             |                                 |   | County of Riverside<br>Not applicable |

WHEREAS, since the construction of the Project is completed, the County must now release and remit any interest the County may have in the properties listed above as follows:

- Parcel No. 22794-1 is already conveyed to the State of California and is excluded from the Quitclaim Deed to the State of California;
- Parcel No. 22794-2 and Parcel No. 22794-3 are proposed to be conveyed by Quitclaim Deeds to the City of Indio;
- Parcel No. 22796-1 is proposed to be conveyed by Quitclaim Deed to the State of California;
- Parcel No. 22796-2 and Parcel No. 22796-3 are proposed to be conveyed by Quitclaim Deeds to the City of Indio;
- Parcel No. 22796-4 temporarily needed for the construction of the Project has expired and the temporary property interests are excluded from the Quitclaim Deeds to the City of Indio and State of California;

NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside, California in regular session assembled on October 16, 2018, that the County intends to convey Permanent Easement Interests in Real Property (Parcel Nos. 22794-2, 22794-3, 22796-2 and 22796-3) listed in Table 1 above to the City of Indio, a municipal corporation, and the Fee Simple Interest in Real Property (Parcel No. 22796-1) listed in Table 1 above to the State of California on or after November 6, 2018. The County will execute Quitclaim Deeds in order to release and remit all right, title, and interest in and to the real property (Parcel Nos. 22794-2, 22794-3, 22796-2 and 22796-3) to the City of Indio and Parcel No. 22796-1 to the State of California. The Board of Supervisors will meet to conclude the proposed transaction on or after, **November 6, 2018, at 9:00 AM** or thereafter at the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

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

**ROLL CALL:**

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley

Nays: None

Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on October 16, 2018.

KECIA HARPER-IHEM, Clerk of said Board

By: Karen Barton, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

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: October 16, 2018

Kecia Harper-Ihem, Clerk of the Board

By: Karen Barton, Board Assistant