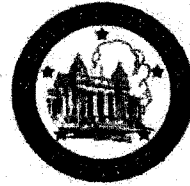


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.51
(ID # 8490)

MEETING DATE:

Tuesday, December 11, 2018


FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adoption of Resolution No. 2018-224 Execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road in the Highgrove area. This execution of quitclaim deeds is exempt pursuant to CEQA. 2nd District [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road is categorically exempt from CEQA pursuant to Section 15060 (c) (2), and 15061 (b)(3) of the State CEQA Guidelines; and
2. Adopt Resolution No. 2018-224, Execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road in the Highgrove area; and
3. Direct the Clerk of the Board to deliver the Notice of Exemption to the Office of the County Clerk for filing within five (5) working days of this Board hearing; and
4. Direct the Clerk of the Board to cause a certified copy of this resolution to be recorded in the office of the Recorder of the County of Riverside, California, and authorize the Chairman of the Board to execute the Quitclaim Deeds.

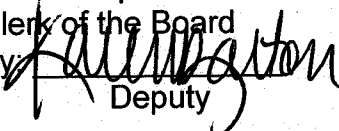
ACTION: Consent


Patricia Romo, Director of Transportation 11/27/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: December 11, 2018
xc: Transp., Recorder

Kecja Harper-Ihem
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: N/A	
No General Fund will be used				
			For Fiscal Year: 18-19	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The portions of Pigeon Pass Road to be quitclaimed are owned in fee title by the County of Riverside and have been previously vacated for public use by Resolution No. 2014-124. The quitclaim deeds were not included with the previous vacation resolution. Due to the re-alignment of Pigeon Pass Road, portions of the road to be quitclaimed are excess right-of-way. It has been determined that the value of the County's fee portions has been fairly compensated by the new right-of-way dedications and the associated street improvements.

As determined in the attached Notice of Exemption, the quitclaims are exempt for the provisions of CEQA pursuant to Categorical Exemptions 15060(c) and 15061(b)(3) of the State CEQA Guidelines. The quitclaims will not result in any specific or general exceptions to the use of the categorical exemption and will not cause any direct or indirect physical environmental impacts.

County Counsel has approved resolution Number 2018-224 as to form.

Impact on Residents and Businesses

The Quitclaim Deeds will not impact residents or businesses.


Additional Fiscal Information


All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- Resolution No. 2018-224
- Quitclaim Deeds (6) with Exhibits "A" and "B" (Legal Description and Plat)
- Notice of CEQA Exemption
- Attachment "A" (Vicinity Map)
- Recorder Accounting String

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


Scott Bruckner 12/4/2018


Gregory P. Priamos, Director County Counsel 12/4/2018

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 - RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

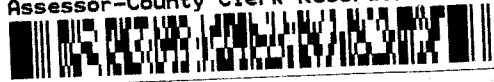
RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 - RIVERSIDE, CA 92502

2018-0488726

12/17/2018 03:18 PM Fee: \$ 0.00

Page 1 of 4

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2018-224

Title of Document

**EXECUTION OF QUITCLAIM DEEDS FOR PORTIONS OF
PREVIOUSLY VACATED PIGEON PASS ROAD
IN THE HIGHGROVE AREA
(FSM29600 & FSM2960001)**

(SECOND SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 3.51 of 12/11/18)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2
3
4 **RESOLUTION NO. 2018-224**

5 EXECUTION OF QUITCLAIM DEEDS FOR PORTIONS OF
6 PREVIOUSLY VACATED PIGEON PASS ROAD

7 IN THE HIGHGROVE AREA
8 (FSM29600 & FSM2960001)
9 (Second Supervisorial District)

10
11 **WHEREAS**, portions of Pigeon Pass Road were Vacated by Resolution No. 2014-
12 125, recorded September 10, 2014, as Doc. No. 2014-0343508, records of the Recorder
13 of Riverside County, California, and;

14
15 **WHEREAS**, some of the previously vacated portions of Pigeon Pass Road are
16 owned in fee title by the County of Riverside;

17
18 **WHEREAS**, said portions of Pigeon Pass Road have not previously been
19 Quitclaimed, now, therefore;

20
21 **WHEREAS**, pursuant to Section 15060(c) and 15061(b)(3) of the State CEQA
22 Guidelines that the execution of quitclaim deeds of portions of previously vacated Pigeon
23 Pass Road is categorically exempt as explained in the Notice of Exemption, now,
24 therefore;

25
26 **BE IT RESOLVED, DETERMINED AND ORDERED** that the Clerk of the Board is
27 directed to file with the Office of the County Clerk the Notice of Exemption within five (5)
28 working days of the Board hearing date.

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 12-3-18
DATE
SYNTHIA M. GUNZEL

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RESOLUTION NO. 2018-224

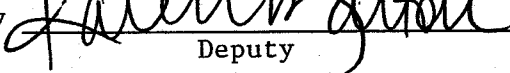
BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to cause a certified copy of this resolution to be recorded in the office of the Recorder of the County of Riverside, California, and the Chairman of the Board is authorized the execute six (6) Quitclaim Deeds to, SFI-SMR LP, a Delaware Limited Partnership, Equity Corporate Housing Holding Co., Inc., a Delaware Corporation, SMR Phase 1 Joint Venture LLC, a Delaware Limited Liability Company, and KB Home Coastal Inc., a California Corporation.

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 the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

By 
Deputy



PH W.O. # FSM29600 & FSM2900001



**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

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

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Clarification of the Seal for the Riverside County Board of Supervisors
(embossed on the document)



Date:

12-11-18

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant

ATTACHMENT "A" "PIGEON PASS ROAD QUITCLAIM"



NOTE: TO BE REMOVED PRIOR TO RECORDING

NOTICE OF CEQA EXEMPTION

Project Name: Resolution No. 2018-224 Execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road in the Highgrove area. **Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.**
Project Number: FSM2960001, SU21
Project Location- See Exhibit "A"

12/17/18 VB
Date Initial

Description of Project: Resolution No. 2018-224 Execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road in the Highgrove area.

Name of Public Agency Approving Project: Survey Division, Transportation and Land Management Agency.

Name of Person or Agency Carrying Out Project: David L. McMillan, Riverside County Transportation Department, Survey Division, County of Riverside.

Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), General Rule "Common Sense" Exemption. Not a "project" as defined under State CEQA Guidelines, Section 15060(c)(2).

Reasons Why Project is Exempt: Execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road has been determined to not be a "project" as defined under State CEQA Guidelines section 15060(c)(2). However, even if it was determined to be a project under CEQA for analysis purposes, execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. Execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. Execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. Execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road will not have an effect on the environment; thus, the County has deemed this does not meet the definition of a "project" under CEQA and no environmental impacts are anticipated to occur.

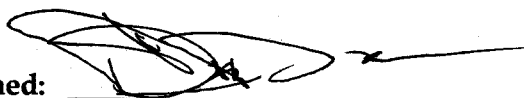
- Section 15061(b)(3) - General Rule "Common Sense" Exemption. With certainty, there is no possibility that the proposed execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road may have a significant effect on the environment. Execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road will not require any construction activities, change the use or intensity of the existing site to create a

DEC 11 2018 3.57

physical environmental impact, and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Therefore, in no way would execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road have the potential to cause a significant environmental impact and these quitclaims are exempt from further CEQA analysis.

- Section 15060(c)(2) – for purposes of analysis under CEQA, execution of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road is not a “project” under CEQA pursuant to Section 15060(c)(2). An action by a public agency is only a “project” subject to CEQA if the action might result in a physical change in the environment. Based upon a review of the whole action undertaken, supported, or authorized by the County, in no way will executing of Quitclaim Deeds for portions of previously vacated Pigeon Pass Road increase the use of the site, result in increased development or construction impacts, or lead to any direct, indirect, or cumulative physical environmental impacts.

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

Signed:  Date: 11-13-14
David L. McMillan, Riverside County Surveyor

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O. FSM2960001 SU21
Accounting String 537280-20260-3130200000 ZfSM2960001 SU21

AMOUNT: \$50.00

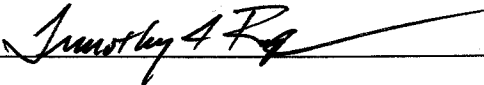
DATE: 11/13/2018

AGENCY: Riverside County Transportation Dept-Survey Division

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Tim F. Rayburn Supervising Land Surveyor

Signature: 

PRESENTED BY: Bernie Castaneda

ACCOUNTING CONTACT PERSON: **Kevin Kincad 955-6262**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME SMR PHASE 1 JOINT VENTURE

STREET C/O CHRIS HAINES
ADDRESS 36310 INLAND VALLEY DR.
WILDOMAR, CA 92595

Exempt from Recording Fee
Pursuant to Government Code Section 6103

Exempt from Documentary Tax
Pursuant to R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: _____

APN: 255-201-005

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ _____

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 12-3-18

DATE _____ FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) The COUNTY OF RIVERSIDE,
a political subdivision, hereby REMISES, RELEASES, AND QUITCLAIMS to

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to SMR PHASE 1 JOINT VENTURE LLC, A DELAWARE LIMITED
LIABILITY COMPANY

(NAME OF GRANTEE(S))

the following described real property in the City of _____, County of RIVERSIDE,
State of CALIFORNIA.

(Insert Legal Description)

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "A" AND "B" TO AND MADE A PART HEREOF.

DATED: December 11, 2018

Name Chuck Wolf

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.

Name ATTEST:
KECIA HARPER-IHEM, Clerk
By [Signature]
DEPUTY

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____, personally appeared
(here insert name and title of the officer)

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)

MAIL TAX STATEMENT AS DIRECTED ABOVE

DEC 11 2018 3.57

EXHIBIT "A"
QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION

All that portion of Pigeon Pass Road (60.00 foot full-width) as shown on Deed Plat 702-V on file with the Riverside County Surveyor's Office, Riverside County, California, and vacated by Document No. 2014-0343508, recorded September 10, 2014, Official Records of said Riverside County, lying within Lot 87 as shown on Tract No. 29741 on file in Book 447, Pages 63 through 78, inclusive, of Tract Maps, Records of the Recorder of said Riverside County, lying within Section 9, Township 2 South, Range 4 West, San Bernardino Meridian, said portion more particularly described as follows:

BEGINNING at the northwesterly terminus of that certain course in the northeasterly line of said Lot 87 shown as having a bearing and distance of "N 44°05'08" W 33.93'" on said Tract No. 29741, said terminus being an angle point on the southerly right-of-way line of existing Pigeon Pass Road (66.00 foot full-width) as shown on said Tract No. 29741;

Thence along said northeasterly line South 44°05'08" East 12.97 feet to the southerly line of said vacated Pigeon Pass Road as shown on said 702-V;

Thence along said southerly line of vacated Pigeon Pass Road the following 8 courses:

Leaving said northeasterly line North 89°15'44" West 216.00 feet to the beginning of a tangent curve concave southerly having a radius of 4,970.00 feet;

Thence along said curve westerly 144.86 feet through a central angle of 01°40'12";

Thence South 89°04'04" West 103.78 feet to the beginning of a tangent curve concave southerly having a radius of 570.00 feet;

Thence along said curve westerly 239.34 feet through a central angle of 24°03'28";

Thence South 65°00'36" West 153.59 feet to the beginning of a tangent curve concave northerly having a radius of 630.00 feet;

Thence along said curve westerly 459.97 feet through a central angle of 41°49'55";

Thence North 73°09'29" West 102.86 feet to the beginning of a tangent curve concave southerly having a radius of 1,970.00 feet;

Thence westerly 134.06 feet along said curve through a central angle of 03°53'57" to the westerly line of said Lot 87;

Thence leaving said southerly line of vacated Pigeon Pass Road, along said westerly line of Lot 87 North 08°38'48" East 10.47 feet to said Southerly right-of-way line of existing Pigeon Pass Road as shown on said Tract No. 29741;

EXHIBIT "A"
QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION

Thence along last said southerly line the following 5 courses:

South 81°21'12" East 250.93 feet to the beginning of a tangent curve concave northerly having a radius of 1,033.00 feet;

Thence along said curve easterly 471.87 feet through a central angle of 26°10'21";

Thence North 72°28'27" East 153.26 feet to the beginning of a tangent curve concave southerly having a radius of 967.00 feet;

Thence along said curve easterly 311.41 feet through a central angle of 18°27'06";

Thence South 89°04'27" East 334.03 feet to the **POINT OF BEGINNING**;

CONTAINING: 0.791 acres, more or less,

EXHIBIT "B" attached hereto and by this reference made a part hereof.

This description was prepared
by me or under my direction.



John R. Duquette, PLS 7566

Date: 11/07/2018

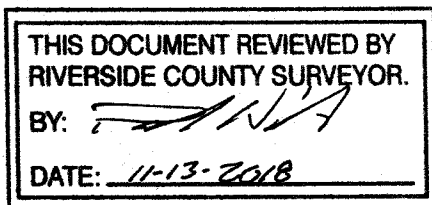
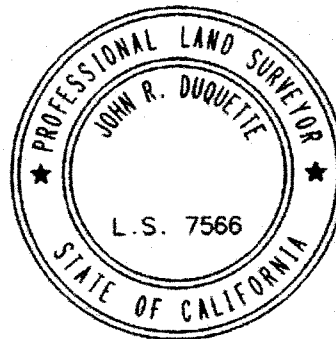
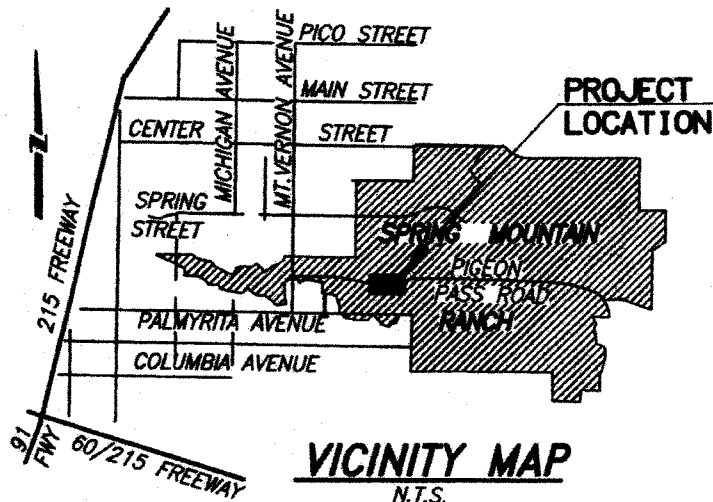
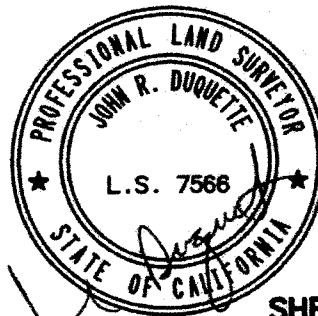
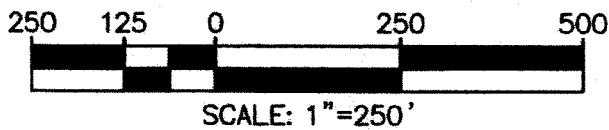
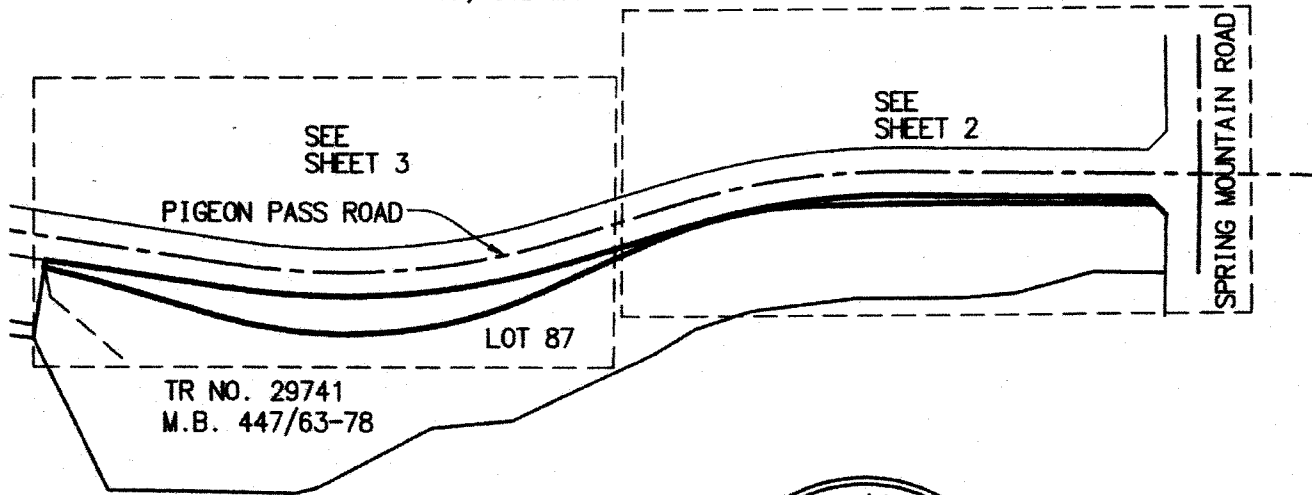


EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD



SEC. 9, T. 2S.,
R. 4W., S.B.M.



INDEX MAP
PIGEON PASS ROAD
QUITCLAIM

SHEET 1 OF 3 SHEETS

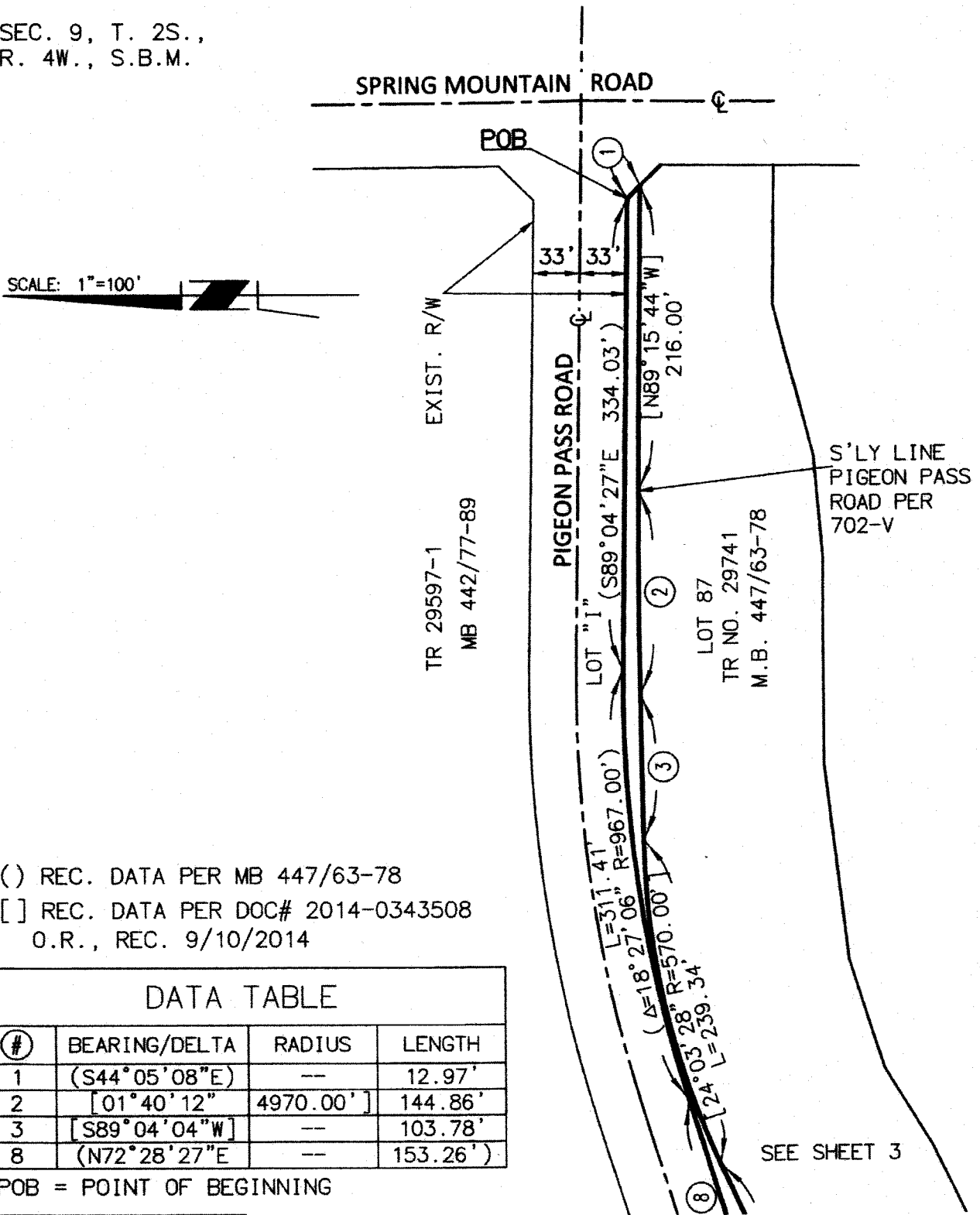
Michael Baker
INTERNATIONAL

EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD

SEC. 9, T. 2S.,
R. 4W., S.B.M.

SCALE: 1"=100'



() REC. DATA PER MB 447/63-78
 [] REC. DATA PER DOC# 2014-0343508
 O.R., REC. 9/10/2014

DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
1	(S44°05'08"E)	--	12.97'
2	[01°40'12"]	4970.00']	144.86'
3	[S89°04'04"W]	--	103.78'
8	(N72°28'27"E)	--	153.26']

POB = POINT OF BEGINNING

Michael Baker
INTERNATIONAL

SCALE
1"=100'

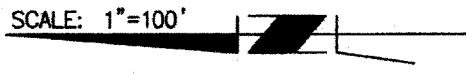
JOB NO.
15102368(167646)

SHEET 2 OF 3 SHEETS

EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD

SEC. 9, T. 2S.,
R. 4W., S.B.M.

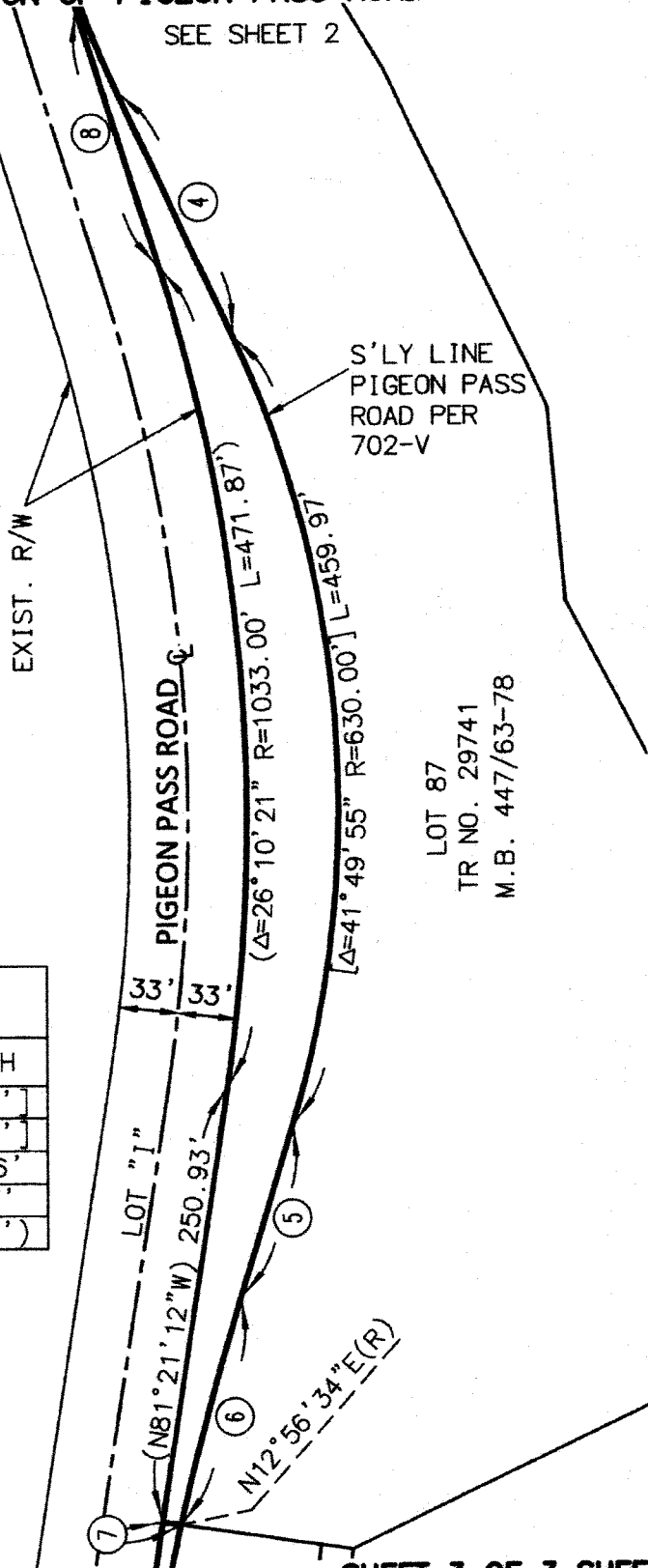


THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 11-13-2018

() REC. DATA PER MB 447/63-78
[] REC. DATA PER DOC#
2014-0343508, REC. 9/10/2014

DATA TABLE			
#	BEARING/DELTA	RADIUS	LENGTH
4	[S65°00'36"W	--	153.59'
5	[N73°09'29"W	--	102.86'
6	03°53'57"	[1970.00'	134.06'
7	(N08°38'48"E)	--	10.47'
8	(N72°28'27"E	--	153.26')

TR 29597-1
MB 442/77-89



LOT 87
TR NO. 29741
M.B. 447/63-78

Michael Baker
INTERNATIONAL

SCALE
1"=100'

JOB NO.
15102368(167646)

SHEET 3 OF 3 SHEETS

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME EQR-R.E. TAX DEPARTMENT

STREET P.O. BOX 87407 (29223)
ADDRESS CHICAGO, IL 60680

Exempt from Recording Fee
Pursuant to Government Code Section 6103

Exempt from Documentary Tax
Pursuant to R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 10-3-18
DATE: _____
SYNTHIA M. GUNZEL

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ _____

computed on full value of property conveyed, or

computed on full value less liens and encumbrances remaining at time of sale.

Unincorporated Area City of _____

DATE: _____
APN: 255-190-038

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) The COUNTY OF RIVERSIDE,
a political subdivision, hereby REMISES, RELEASES, AND QUITCLAIMS to

(NAME OF GRANTOR(S))
hereby remise, release and quitclaim to EQUITY CORPORATE HOUSING HOLDING CO., INC., A
DELAWARE CORPORATION
(NAME OF GRANTEE(S))

the following described real property in the City of _____, County of RIVERSIDE
State of CALIFORNIA

(Insert Legal Description)

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "A" AND "B" TO AND MADE A PART HEREOF.

DATED: December 11, 2018

Name *Chuck Wolf*

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.

Name _____
ATTEST:
KECIA HARPER-IHEM, Clerk
By *[Signature]*
DEPUTY

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____, personally appeared
(here insert name and title of the officer)

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)

MAIL TAX STATEMENT AS DIRECTED ABOVE

DEC 11 2018 3.57

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.

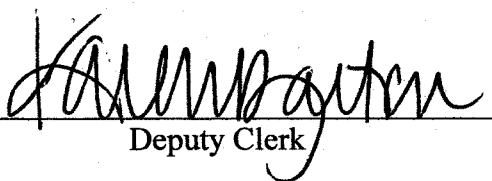
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } §

On December 11, 2018, before me, Karen Barton, Board Assistant, personally appeared Chuck Washington, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By: 
Deputy Clerk

(SEAL)

EXHIBIT "A"
QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION

All that portion of Pigeon Pass Road (60.00 foot full-width) as shown on Deed Plat 702-V on file with the Riverside County Surveyor's Office, Riverside County, California, and vacated by Document No. 2014-0343508, recorded September 10, 2014, Official Records of said Riverside County, lying easterly of the easterly right-of-way line of Mount Vernon Avenue shown as Parcel "A" on Document No. 2008-0592647, recorded November 7, 2008, Official Records of said Riverside County, and easterly of the easterly right-of-way line of Mount Vernon Avenue (60.00 foot wide) as described in condemnation on file in Supervisor's Minute Book 23, Page 90, dated May 9, 1932, on file with the Clerk of the Board of said Riverside County and northerly of the northerly right-of-way line of Pigeon Pass Road as shown as Parcel "B" on said Document No. 2008-0592647, lying within Section 9, Township 2 South, Range 4 West, San Bernardino Meridian, said portion more particularly described as follows:

COMMENCING at the centerline intersection of Mount Vernon Avenue, and Pigeon Pass Road as shown on Tract No. 29741 on file in Book 447, Pages 63 through 78, inclusive, of Tract Maps, Records of the Recorder of said Riverside County;

Thence along the centerline of said Pigeon Pass Road the following 2 courses:

North 73°23'23" East 88.96 feet to the beginning of a tangent curve concave southerly having a radius of 800.00 feet;

Thence easterly along said curve 54.35 feet through a central angle of 03°53'33"

Thence leaving said centerline North 12°43'04" West 38.00 feet to a point on the northerly right-of-way line of existing Pigeon Pass Road (88.00 foot full-width) as shown on said Tract No. 29741, said point being the **TRUE POINT OF BEGINNING**, said point being on a non-tangent curve concave southerly having a radius of 838.00 feet, a radial line of said curve to said point bears North 12°43'04" West;

Thence along said northerly right-of-way line and said curve easterly 228.99 feet through a central angle of 15°39'24" to the northerly right-of-way line of said vacated Pigeon Pass Road as shown on said 702-V;

Thence along said northerly right-of-way line of said vacated Pigeon Pass Road the following 2 courses:

Non-tangent along said northerly line North 80°18'54" West 161.33 feet to a point on a tangent curve concave southerly having a radius of 1494.78 feet;

Thence along said curve westerly 191.47 feet through a central angle of 07°20'21" to a point on the easterly right-of-way line of existing Mount Vernon Avenue (112.00 foot full width) as shown on said Document No. 2008-0592647, said point being on a non-tangent curve concave southwesterly having a radius of 1156.00 feet, a radial line of said curve to said point bears North 66°41'41" East;

EXHIBIT "A"
QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION

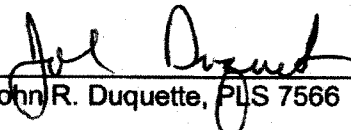
Thence leaving said northerly right-of-way line along said easterly right-of-way line southerly along said curve 9.22 feet through a central angle of 00°27'26" to the northeasterly right-of-way line of Mount Vernon Road (60.00 foot full width) as described in said Supervisor's Minute Book 23, Page 90, said point being on a non-tangent curve concave southwesterly having a radius of 316.86 feet, a radial line of said curve to said point bears North 14°11'24" East;

Thence along said northeasterly right-of-way line and said curve southeasterly 132.75 feet through a central angle of 24°00'13" to the **TRUE POINT OF BEGINNING**.

CONTAINING: 8,741 square feet, more or less,

EXHIBIT "B" attached hereto and by this reference made a part hereof.

This description was prepared
by me or under my direction.



John R. Duquette, PLS 7566

Date: 11/11/18

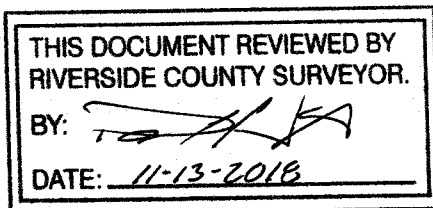
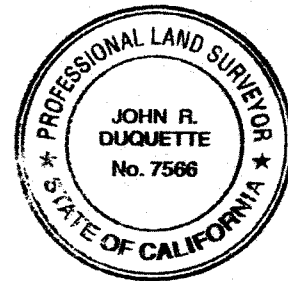
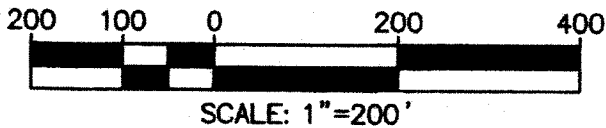
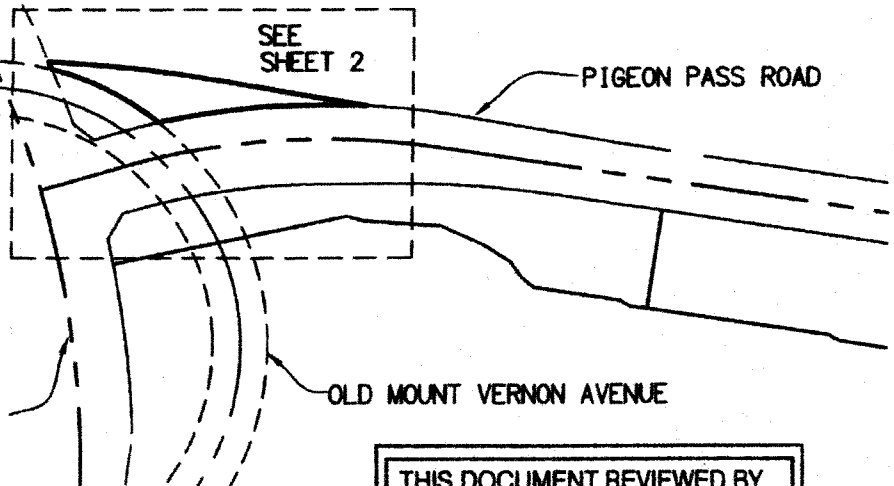
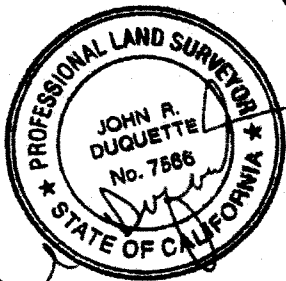
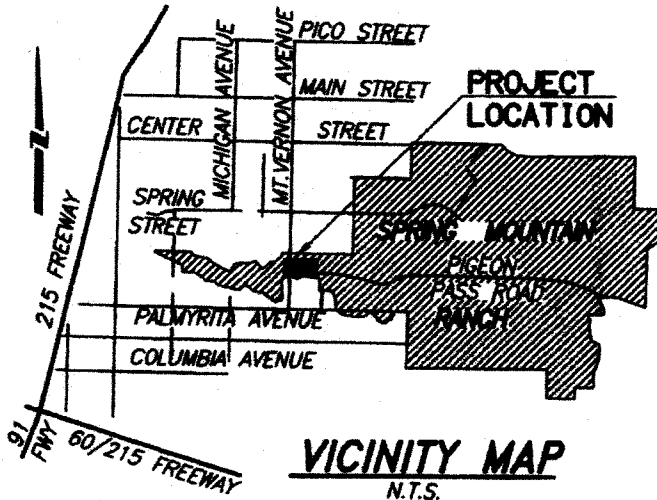


EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 11-13-2018

INDEX MAP
PIGEON PASS ROAD
QUITCLAIM

SHEET 1 OF 2 SHEETS
Michael Baker
INTERNATIONAL

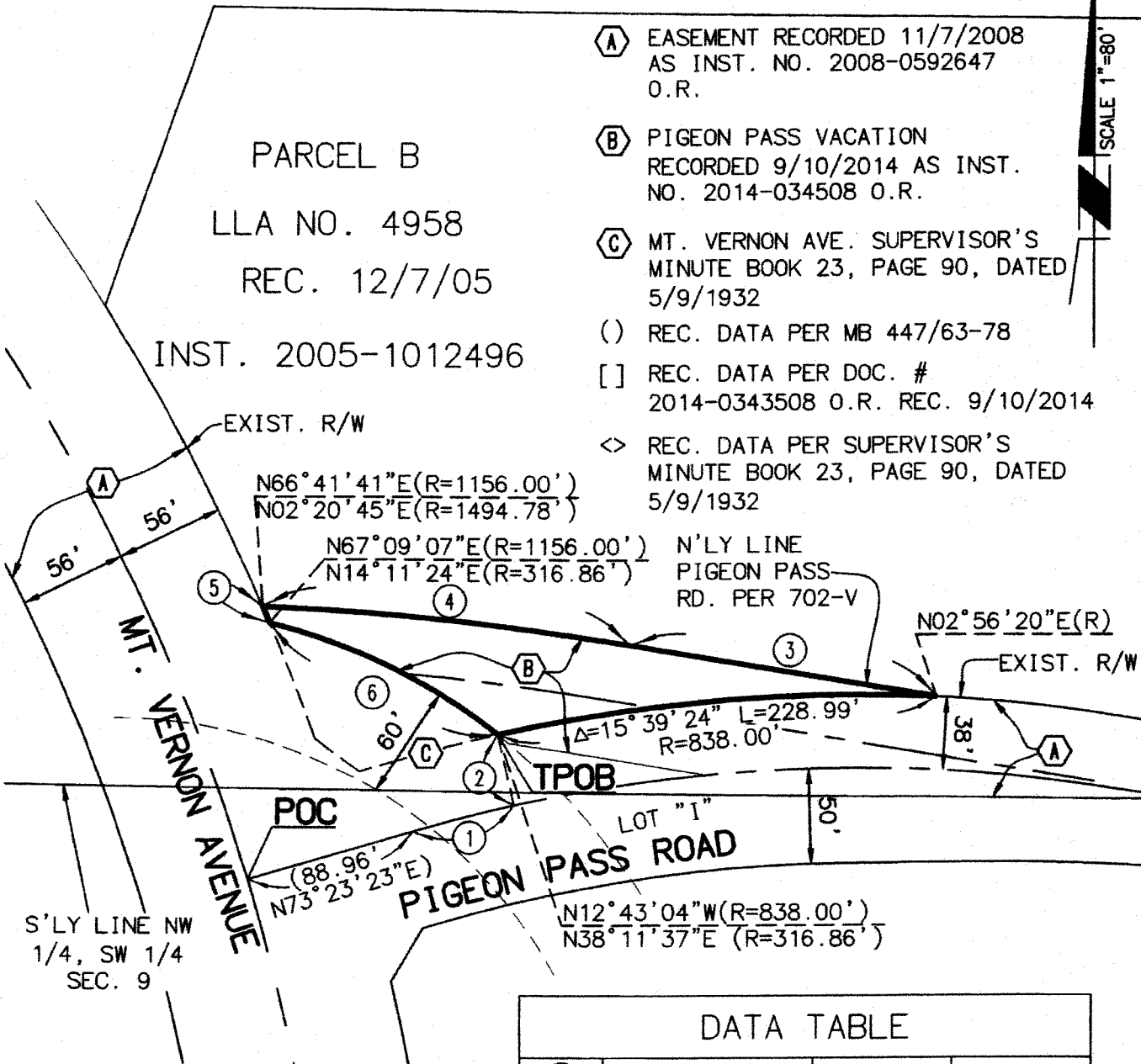
EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD

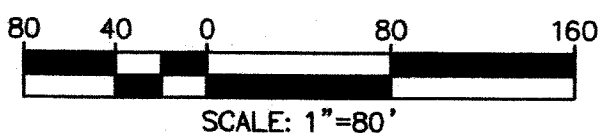
PARCEL B
 LLA NO. 4958
 REC. 12/7/05
 INST. 2005-1012496

- (A) EASEMENT RECORDED 11/7/2008 AS INST. NO. 2008-0592647 O.R.
- (B) PIGEON PASS VACATION RECORDED 9/10/2014 AS INST. NO. 2014-034508 O.R.
- (C) MT. VERNON AVE. SUPERVISOR'S MINUTE BOOK 23, PAGE 90, DATED 5/9/1932
- () REC. DATA PER MB 447/63-78
- [] REC. DATA PER DOC. # 2014-0343508 O.R. REC. 9/10/2014
- <> REC. DATA PER SUPERVISOR'S MINUTE BOOK 23, PAGE 90, DATED 5/9/1932

SCALE 1"=80'



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	03°53'33"	(800.00')	54.35'
2	N12°43'04"W	(R)	38.00'
3	[N80°18'54"W]	--	161.33'
4	07°20'21"	[1494.78']	191.47'
5	00°27'26"	1156.00'	9.22'
6	24°00'13"	<316.86'>	132.75'



Michael Baker
 INTERNATIONAL

SHEET 2 OF 2 SHEETS

SCALE 1"=80'	JOB NO. 15102368
-----------------	---------------------

H:\PDATA\15102368\CADD\MAPPING\PIGEON RD QUITCLAIM\2368-115 QUITCLAIM PIGEON PASS-LOTB-REV1.DWG DUQUETTE, JOHN 11/12/2018 2:01 PM

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME SMR PHASE 1 JOINT VENTURE

STREET C/O CHRIS HAINES
ADDRESS 36310 INLAND VALLEY DR.
WILDOMAR, CA 92595

Exempt from Recording Fee
Pursuant to Government Code Section 6103

Exempt from Documentary Tax
Pursuant to R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: _____

APN: 255-201-004

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ _____

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) The COUNTY OF RIVERSIDE,
a political subdivision, hereby REMISES, RELEASES, AND QUITCLAIMS to

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to SMR PHASE 1 JOINT VENTURE LLC, A DELAWARE LIMITED
LIABILITY COMPANY

(NAME OF GRANTEE(S))

the following described real property in the City of _____, County of RIVERSIDE,
State of CALIFORNIA

(Insert Legal Description)

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "A" AND "B" TO AND MADE A PART HEREOF.

DATED: December 11, 2018

Chuck Wolf
Name _____

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.

ATTEST:
Name _____
KEGIA HARPER-IHEM, Clerk
By *Kegia Harper-Ihem*
DEPUTY

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me _____, personally appeared
(here insert name and title of the officer)

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)

MAIL TAX STATEMENT AS DIRECTED ABOVE

DEC 11 2018 3.51

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel*
DATE: _____
SYNTHIA M. GUNZEL

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

} §

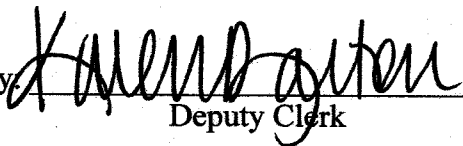
On December 11, 2018, before me, Karen Barton, Board Assistant, personally appeared Chuck Washington, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By


Deputy Clerk

(SEAL)

EXHIBIT "A"
QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION

All that portion of Pigeon Pass Road (60.00 foot full-width) as shown on Deed Plat 702-V on file with the Riverside County Surveyor's Office, Riverside County, California, and vacated by Document No. 2014-0343508, recorded September 10, 2014, Official Records of said Riverside County, lying within Lot 86 as shown on Tract No. 29741 on file in Book 447, Pages 63 through 78, inclusive, of Tract Maps, Records of the Recorder of said Riverside County, lying within Section 9, Township 2 South, Range 4 West, San Bernardino Meridian, said portion more particularly described as follows:

BEGINNING at the northwesterly corner of said Lot 86, said corner being a point on the southerly right-of-way line of existing Pigeon Pass Road (66.00 foot full-width) as shown on said Tract No. 29741;

Thence along the westerly line of said Lot 86 South $08^{\circ}38'48''$ West 6.03 feet to a point on the southerly line of said vacated Pigeon Pass Road as shown on said 702-V, said point being on a non-tangent curve concave southerly having a radius of 1970.00 feet, a radial line of said curve to said point bears North $10^{\circ}33'16''$ East;

Thence along said southerly line of vacated Pigeon Pass Road along said curve easterly 82.12 feet through a central angle of $02^{\circ}23'18''$ to the easterly line of said Lot 86;


Thence leaving said southerly line along said easterly line non-tangent North $08^{\circ}38'48''$ East 10.47 feet to the northerly line of said Lot 86, and said southerly right-of-way line of existing Pigeon Pass Road as shown on said Tract No. 29741;

Thence North $81^{\circ}21'12''$ West along said northerly line 82.00 feet to the **POINT OF BEGINNING**.

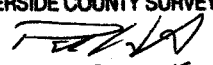
CONTAINING: 653 square feet, more or less,

EXHIBIT "B" attached hereto and by this reference made a part hereof.

This description was prepared
by me or under my direction.


John R. Duquette, PLS 7566

Date: 11/12/18

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR
BY: 
DATE: 11-13-2018

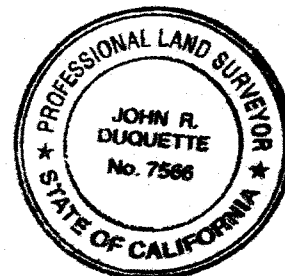
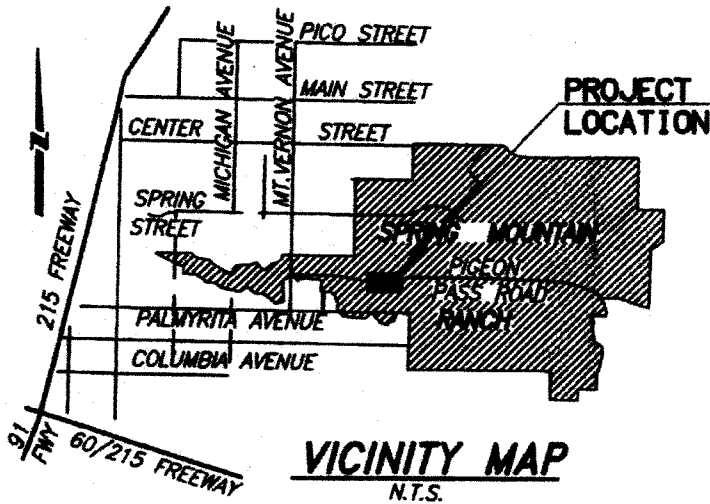
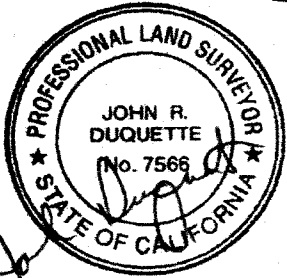
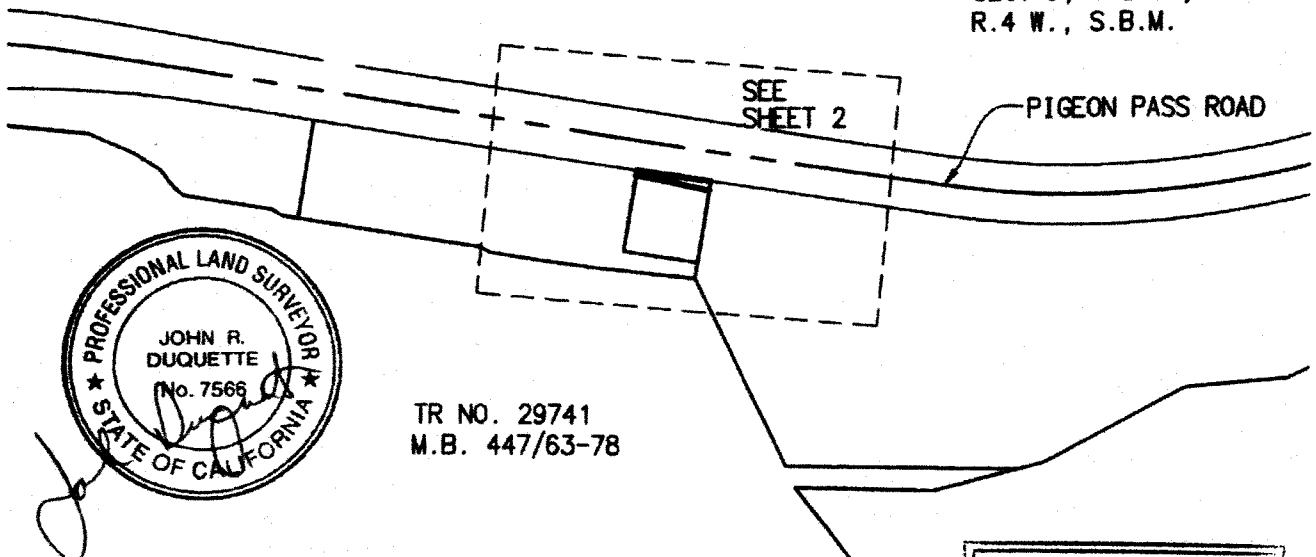


EXHIBIT "B"

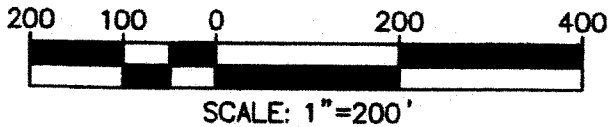
QUITCLAIM OF A PORTION OF PIGEON PASS ROAD



SEC. 9, T.2 S.,
R.4 W., S.B.M.



TR NO. 29741
M.B. 447/63-78



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR
BY: *[Signature]*
DATE: 11-13-2018

INDEX MAP
PIGEON PASS ROAD
QUITCLAIM

SHEET 1 OF 2 SHEETS
Michael Baker
INTERNATIONAL

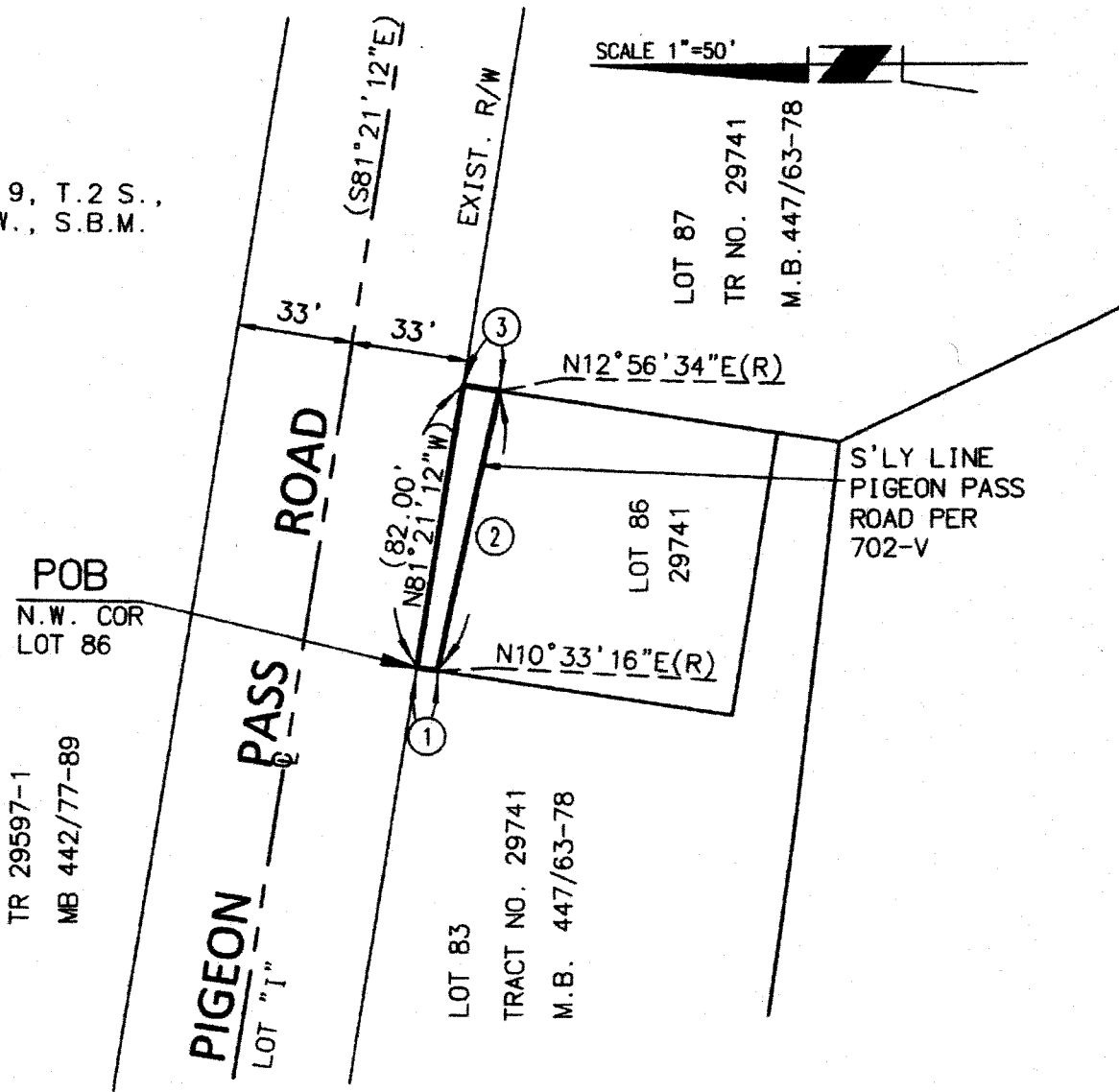
EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD

SEC. 9, T.2 S.,
R.4 W., S.B.M.

SCALE 1"=50'

LOT 87
TR NO. 29741
M.B. 447/63-78



TR 29597-1
MB 442/77-89

POB
N.W. COR
LOT 86

LOT 83
TRACT NO. 29741
M.B. 447/63-78

S'LY LINE
PIGEON PASS
ROAD PER
702-V

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	(S08°38'48"W)	--	6.03'
2	02°23'18"	[1970.00'	82.12'
3	(N08°38'48"E)	--	10.47'

() REC. DATA PER MB 447/63-78

[] REC. DATA PER DOC #

2014-0343508 O.R.,

REC. 9/10/2014

POB = POINT OF BEGINNING

Michael Baker
INTERNATIONAL

SHEET 2 OF 2 SHEETS

SCALE
1"=50'

JOB NO.
15102368(167646)

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME SFI-SMR LP

STREET 180 GLASTONBURY BL. NO. 201
ADDRESS GLASTONBURY, CT 6033

Exempt from Recording Fee
Pursuant to Government Code Section 6103

Exempt from Documentary Tax
Pursuant to R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: 255-180-044
APN: 255-180-045

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ _____

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) The COUNTY OF RIVERSIDE,
a political subdivision, hereby REMISES, RELEASES, AND QUITCLAIMS to

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to SFI-SMR LP, A DELAWARE LIMITED PARTNERSHIP

(NAME OF GRANTEE(S))

the following described real property in the City of _____, County of RIVERSIDE
State of CALIFORNIA

(Insert Legal Description)

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "A" AND "B" TO AND MADE A PART HEREOF.

DATED: December 11, 2018

Name Chuck Wolf

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.

Name _____
ATTEST:
KEGIA HARPER-IHEM, Clerk
By [Signature]
DEPUTY

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____, personally appeared
(here insert name and title of the officer)

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)

MAIL TAX STATEMENT AS DIRECTED ABOVE

DEC 11 2018 351

FORM APPROVED COUNTY COUNSEL
BY: [Signature]
DATE: 12-3-18
SYNTHIA M. GUNZEL

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

§

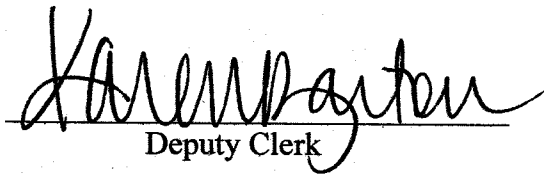
On December 11, 2018, before me, Karen Barton, Board Assistant, personally appeared Chuck Washington, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By:


Deputy Clerk

(SEAL)

EXHIBIT "A"

**QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION**

ALL THAT PORTION OF PIGEON PASS ROAD (60.00 FOOT FULL-WIDTH) AS SHOWN ON DEED PLAT 702-V ON FILE WITH THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA, AND VACATED BY DOCUMENT NO. 2014-0343508, RECORDED SEPTEMBER 10, 2014, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, LYING WITHIN LOTS 100 AND 101 AS SHOWN ON TRACT NO. 29598-1 ON FILE IN BOOK 457, PAGES 22 THROUGH 37, INCLUSIVE, OF TRACT MAPS, RECORDS OF THE RECORDER OF SAID RIVERSIDE COUNTY, LYING WITHIN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 100, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PIGEON PASS ROAD (66.00 FOOT FULL-WIDTH) AS SHOWN ON SAID TRACT NO. 29598-1;

THENCE NORTH $87^{\circ}29'09''$ WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 268.92 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF VACATED PIGEON PASS ROAD AS SHOWN ON SAID 702-V;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VACATED PIGEON PASS ROAD AS SHOWN ON 702-V THE FOLLOWING (5) COURSES:

1. THENCE SOUTH $89^{\circ}15'44''$ EAST, A DISTANCE OF 500.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5,030.00 FEET;
2. THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $02^{\circ}01'10''$, AN ARC DISTANCE OF 177.29 FEET;
3. THENCE SOUTH $87^{\circ}14'34''$ EAST, A DISTANCE OF 223.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,030.00 FEET;
4. THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $06^{\circ}42'36''$, AN ARC DISTANCE OF 237.74 FEET;
5. THENCE SOUTH $80^{\circ}31'58''$ EAST, A DISTANCE OF 16.81 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF PIGEON PASS ROAD AS SHOWN ON TRACT NO. 29598-1;

EXHIBIT "A"

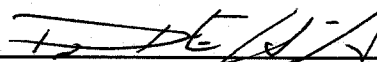
**QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION**

THENCE NORTH 87°29'09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF AS SHOWN ON TRACT NO. 29598-1, A DISTANCE OF 886.21 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 13,652 SQUARE FEET, OR 0.313 ACRES MORE OR LESS

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

PREPARED UNDER MY SUPERVISION:



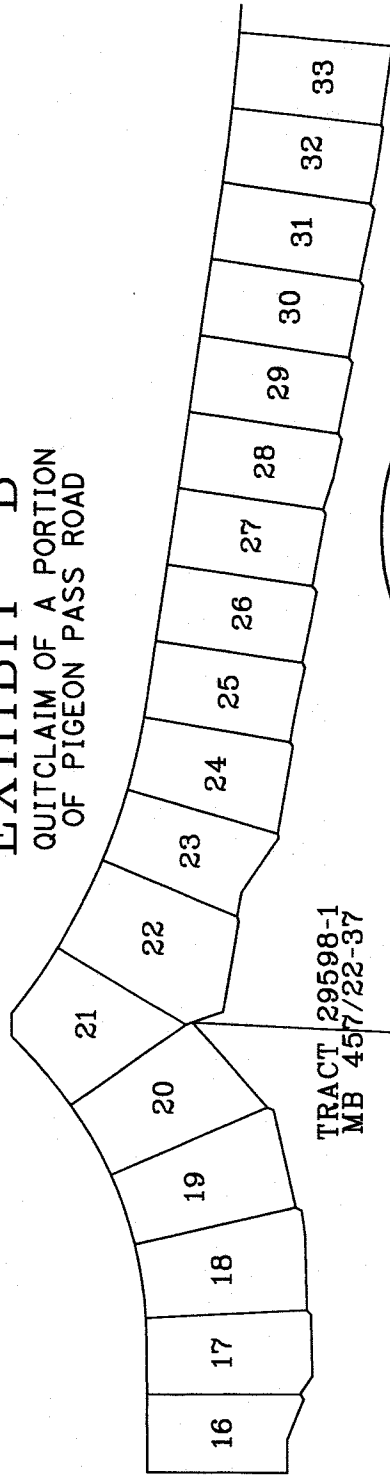
PAUL E. HILLMER P.L.S. 9017



11-14-2018
DATED:

EXHIBIT "B"

QUITCLAIM OF A PORTION
OF PIGEON PASS ROAD

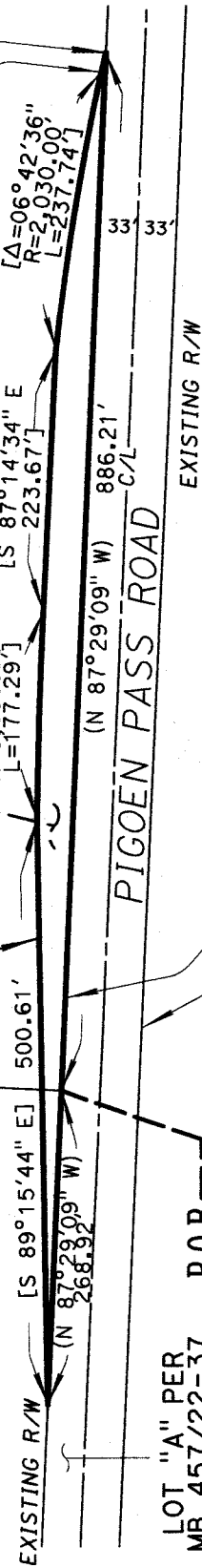


APN 255-180-045
LOT 101

13,652 SQ. FT.
AC. 0.313

N'LY LINE
PIGEON PASS ROAD
PER 702-V

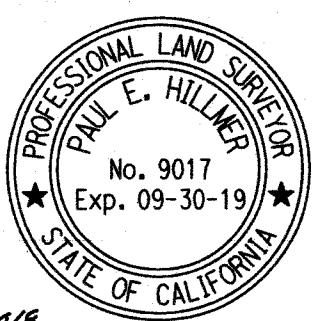
APN 255-180-044
LOT 100



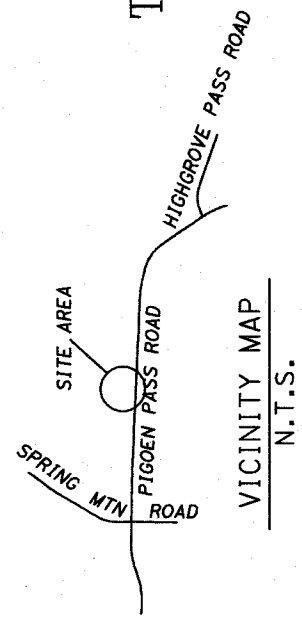
LOT "A" PER
MB 457/22-37

66' R/W PER
DOC#2014-0344361
REC 09/11/2014

P.O.B.
SE COR
LOT 100



T.2S., R.4W., S.B.M.
SECTION 9



() - INDICATES REC. DATA PER DOC #2014-0344361, REC. 09/11/2014, O.R. AND TRACT NUMBER 29598-1, MB 457/22-37
[] - INDICATES REC. DATA PER DOC #2014-0343508, REC. 09/10/2014, O.R.

PCL No.:	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: FSM29600-01	PROJECT: PIGEON PASS ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: BCIII	APPROVED BY: <i>[Signature]</i>
DATE: NOVEMBER, 2018	DATE: 11-14-2018
SHEET 1 OF 1	

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME SMR PHASE 1 JOINT VENTURE

STREET C/O CHRIS HAINES
ADDRESS 36310 INLAND VALLEY DR.
WILDOMAR, CA 92595

Exempt from Recording Fee
Pursuant to Government Code Section 6103

Exempt from Documentary Tax
Pursuant to R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

FORM APPROVED COUNTY COUNSEL
BY: Cynthia M. Gunzel 12-3-18

DATE
QUITCLAIM DEED

TRA: _____

APN: 255-201-003

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ _____

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) The COUNTY OF RIVERSIDE,
a political subdivision, hereby REMISES, RELEASES, AND QUITCLAIMS to

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to SMR PHASE 1 JOINT VENTURE LLC, A DELAWARE LIMITED
LIABILITY COMPANY

(NAME OF GRANTEE(S))

The following described real property in the City of _____, County of RIVERSIDE,
State of CALIFORNIA

(Insert Legal Description)

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "A" AND "B" TO AND MADE A PART HEREOF.

DATED: December 11, 2018

Name

Chuck Wolf

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.

Name

ATTEST:
KECIA HARPER-IHEM, Clerk
By Kalena Batten
DEPUTY

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____, personally appeared
(here insert name and title of the officer)

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)

MAIL TAX STATEMENT AS DIRECTED ABOVE

DEC 11 2018 3.51

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

} §

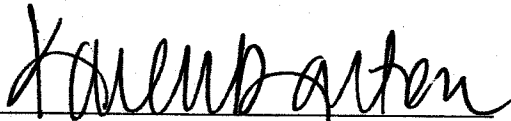
On December 11, 2018, before me, Karen Barton, Board Assistant, personally appeared Chuck Washington, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By:


Deputy Clerk

(SEAL)

EXHIBIT "A"
QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION

All that portion of Pigeon Pass Road (60.00 foot full-width) as shown on Deed Plat 702-V on file with the Riverside County Surveyor's Office, Riverside County, California, and vacated by Document No. 2014-0343508, recorded September 10, 2014, Official Records of said Riverside County, lying within Lot 83 as shown on Tract No. 29741 on file in Book 447, Pages 63 through 78, inclusive, of Tract Maps, Records of the Recorder of said Riverside County, lying within Section 9, Township 2 South, Range 4 West, San Bernardino Meridian, said portion more particularly described as follows:

BEGINNING at northeasterly corner of said Lot 83, said corner being a point on the southerly right-of-way line of existing Pigeon Pass Road (66.00 foot full-width) as shown on said Tract No. 29741;

Thence along the easterly line of said Lot 83 South 08°38'48" West 6.03 feet to a point on the southerly line of said vacated Pigeon Pass Road as shown on said 702-V, said point being on a non-tangent curve concave southerly having a radius of 1970.00 feet, a radial line of said curve to said point bears North 10°33'16" East;

Thence along said southerly line of vacated Pigeon Pass Road along said curve westerly 29.89 feet through a central angle of 00°52'10";


Thence North 80°18'54" West 290.25 feet to the northerly line of said Lot 83, and said southerly right-of-way line of existing Pigeon Pass Road as shown on said Tract No. 29741;

Thence along said northerly line South 81°21'12" East 320.09 feet to the **POINT OF BEGINNING**.

CONTAINING: 931 square feet, more or less,

EXHIBIT "B" attached hereto and by this reference made a part hereof.

This description was prepared
by me or under my direction.


John R. Duquette, PLS 7566

Date: 11/8/18

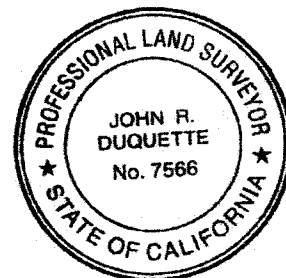
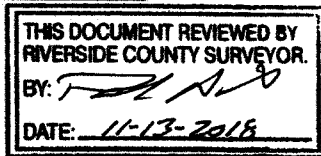
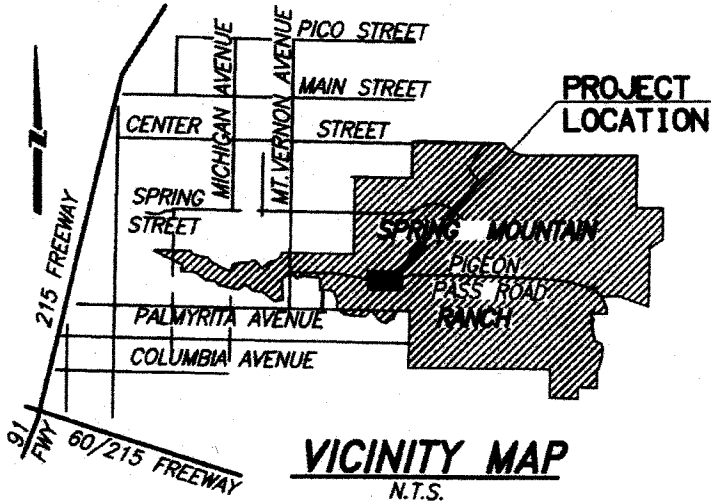
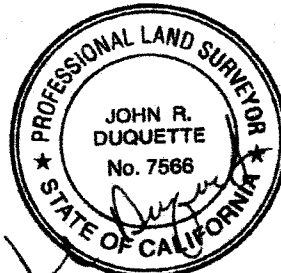
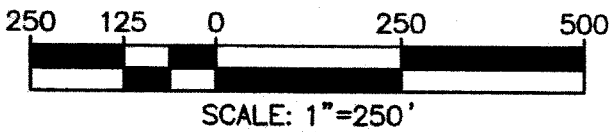
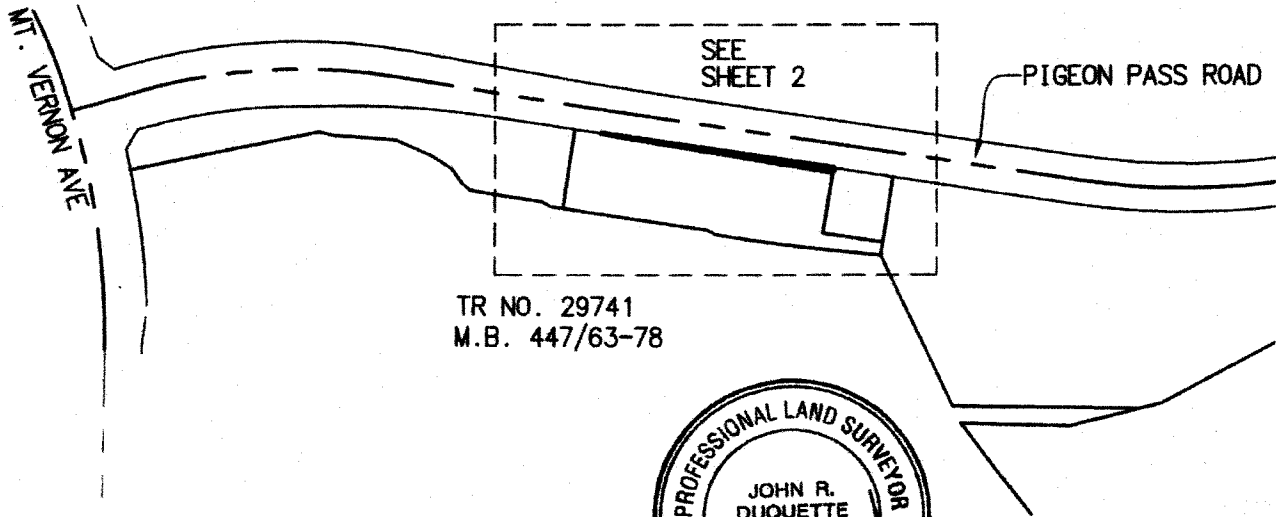


EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD



SEC. 9, T. 2S.,
R. 4W., S.B.M.



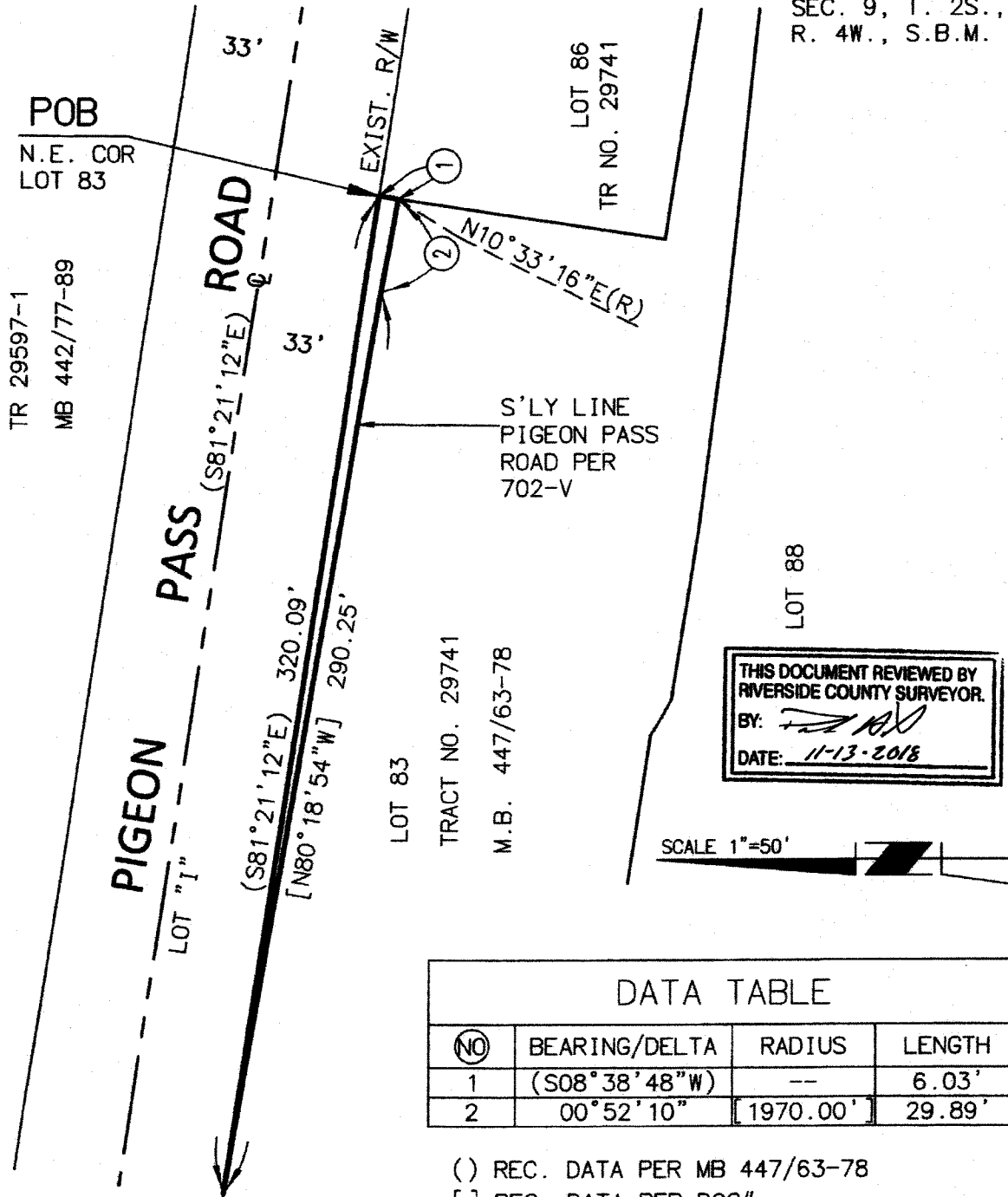
INDEX MAP
PIGEON PASS ROAD
QUITCLAIM

SHEET 1 OF 2 SHEETS
Michael Baker
INTERNATIONAL

EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD

SEC. 9, T. 2S.,
R. 4W., S.B.M.



POB
N.E. COR
LOT 83

TR 29597-1
MB 442/77-89

LOT 86
TR NO. 29741

LOT 83
TRACT NO. 29741
M.B. 447/63-78

LOT 88

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 11-13-2018

SCALE 1"=50'

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	(S08°38'48"W)	--	6.03'
2	00°52'10"	[1970.00']	29.89'

() REC. DATA PER MB 447/63-78
 [] REC. DATA PER DOC#
 2014-0343508 O.R., REC.
 9/10/2014

POB = POINT OF BEGINNING

SHEET 2 OF 2 SHEETS

Michael Baker
INTERNATIONAL

SCALE 1"=50'	JOB NO. 15102368(167646)
-----------------	-----------------------------

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME KB HOME CALIFORNIA LLC
STREET 36310 INLAND VALLEY DRIVE
ADDRESS WILDOMAR, CA 92595
ATTN: LORI SCHMID

Exempt from Recording Fee
Pursuant to Government Code Section 6103

Exempt from Documentary Tax
Pursuant to R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]*
DATE: *12-3-18*
COUNSEL

QUITCLAIM DEED

TRA: _____

APN: 257-120-008

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ _____

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) The COUNTY OF RIVERSIDE,
a political subdivision, hereby REMISES, RELEASES, AND QUITCLAIMS to

(NAME OF GRANTOR(S))
hereby remise, release and quitclaim to KB HOME COASTAL INC., A CALIFORNIA CORPORATION

(NAME OF GRANTEE(S))

the following described real property in the City of _____, County of RIVERSIDE,
State of CALIFORNIA.

(Insert Legal Description)

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "A" AND "B" TO AND MADE A PART HEREOF.

DATED: December 11, 2018

Name *[Signature]*

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.

Name
ATTEST:
KECIA HARPER-IHEM, Clerk
By *[Signature]*
DEPUTY, personally appeared

STATE OF CALIFORNIA
COUNTY OF _____

On _____ before me, _____
(here insert name and title of the officer)

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)

MAIL TAX STATEMENT AS DIRECTED ABOVE

DEC 11 2018 3.51

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

} §

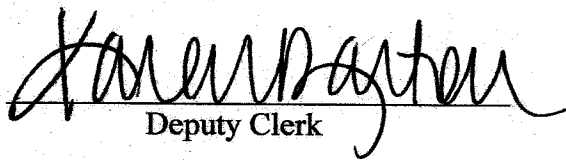
On December 11, 2018, before me, Karen Barton, Board Assistant, personally appeared Chuck Washington, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By:


Deputy Clerk

(SEAL)

EXHIBIT "A"

**QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION**

ALL THAT PORTION OF PIGEON PASS ROAD (60.00 FOOT FULL-WIDTH) AS SHOWN ON DEED PLAT 702-V ON FILE WITH THE RIVERSIDE COUNTY SURVEYOR'S OFFICE, RIVERSIDE COUNTY, CALIFORNIA, AND VACATED BY DOCUMENT NO. 2014-0343508, RECORDED SEPTEMBER 10, 2014, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, LYING WITHIN SECTIONS 9 AND 10, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF CENTERLINE SPRING MOUNTAIN ROAD (HALF-WIDTH VARIES) AND THE CENTERLINE PIGEON PASS ROAD (33.00 FOOT HALF-WIDTH) AS SHOWN ON TRACT NO. 29598-1 ON FILE IN BOOK 457, PAGES 22 THROUGH 37, INCLUSIVE, OF TRACT MAPS, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG SAID CENTERLINE PIGEON PASS ROAD AS SHOWN ON TRACT NO. 29598-1 THE FOLLOWING (3) COURSES:

- 1) THENCE SOUTH 89°04'27" EAST, A DISTANCE OF 465.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5,000.00 FEET;
- 2) THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 01°35'18", AN ARC DISTANCE OF 138.61 FEET;
- 3) THENCE SOUTH 87°29'09" EAST, A DISTANCE OF 1,782.16 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PIGEON PASS ROAD AS SHOWN ON SAID 702-V;

THENCE SOUTH 80°31'57" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 970.00 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°00'17", AN ARC DISTANCE OF 270.96 FEET TO POINT OF INTERSECTION WITH SAID CENTERLINE OF PIGEON PASS ROAD AS SHOWN ON SAID TRACT NO. 29598-1;

THENCE SOUTH 87°29'09" EAST, ALONG SAID CENTERLINE OF PIGEON PASS ROAD, A DISTANCE OF 88.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,500.00 FEET;

THENCE EASTERLY CONTINUING ALONG SAID CENTERLINE OF PIGEON PASS ROAD AND SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°39'29", AN ARC DISTANCE OF 17.23 FEET TO THE SOUTHEAST CORNER OF LOT "A" AS SHOWN ON SAID TRACT NO. 29598-1;

EXHIBIT "A"

**QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION**

THENCE NORTH 03°01'40" WEST, ALONG THE EASTERLY LINE OF SAID LOT "A", A DISTANCE OF 22.53 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF PIGEON PASS ROAD AS SHOWN ON SAID 702-V;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE FOLLOWING (6) COURSES:

- 1) THENCE NORTH 78°03'40" EAST, A DISTANCE OF 0.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 630.00 FEET;
- 2) THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 33°52'03", AN ARC DISTANCE OF 372.39 FEET;
- 3) THENCE SOUTH 68°04'17" EAST, A DISTANCE OF 110.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 730.00 FEET;
- 4) THENCE SOUTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°15'32", AN ARC DISTANCE OF 436.49 FEET;
- 5) THENCE SOUTH 33°48'45" EAST, A DISTANCE OF 424.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,530.00 FEET;
- 6) THENCE ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 07°57'13", AN ARC DISTANCE OF 212.39 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHGROVE PASS ROAD (60.00 FOOT FULL WIDTH) AS DESCRIBED BY EASEMENT RECORDED DECEMBER 2, 1947, IN OFFICIAL RECORD BOOK 880, PAGE 38, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 88°07'13" WEST (SHOWN AS SOUTH 88°03'03" WEST ON DOCUMENT NO. 2014-0344361, RECORDED SEPTEMBER 11, 2014, OF SAID OFFICIAL RECORDS) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HIGHGROVE PASS ROAD, A DISTANCE OF 32.90 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF PIGEON PASS ROAD AS SHOWN ON SAID 702-V, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,500.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 63°37'49" WEST;

THENCE SOUTHERLY ALONG SAID CENTERLINE OF PIGEON PASS ROAD AS SHOWN ON SAID 702-V AND SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 09°57'45", AN ARC DISTANCE OF 260.82 FEET (SHOWN AS A CENTRAL ANGLE OF 09°58'27", AN ARC DISTANCE OF 261.37 FEET ON SAID DOCUMENT NO. 2014-0344361);

EXHIBIT "A"

**QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION**

THENCE SOUTH $16^{\circ}24'26''$ EAST, A DISTANCE 70.71 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 10;

THENCE SOUTH $00^{\circ}58'01''$ WEST, ALONG SAID WEST LINE A DISTANCE 97.44 FEET TO THE SOUTH LINE OF SAID SECTION 10;

THENCE NORTH $89^{\circ}21'39''$ WEST, ALONG SAID SOUTH LINE A DISTANCE 0.94 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF RIGHT-OF-WAY LINE OF PIGEON PASS ROAD AS SHOWN ON SAID 702-V;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE FOLLOWING (13) COURSES:

- 1) THENCE NORTH $16^{\circ}24'26''$ WEST, A DISTANCE OF 163.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,470.00 FEET;
- 2) THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $17^{\circ}24'19''$, AN ARC DISTANCE OF 446.56 FEET;
- 3) THENCE NORTH $33^{\circ}48'45''$ WEST, A DISTANCE OF 424.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 670.00 FEET;
- 4) THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $34^{\circ}15'32''$, AN ARC DISTANCE OF 400.61 FEET;
- 5) THENCE NORTH $68^{\circ}04'17''$ WEST, A DISTANCE OF 110.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 570.00 FEET;
- 6) THENCE WESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $33^{\circ}52'03''$, AN ARC DISTANCE OF 336.93 FEET;
- 7) THENCE SOUTH $78^{\circ}03'40''$ WEST, A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,030.00 FEET;
- 8) THENCE WESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $21^{\circ}24'22''$, AN ARC DISTANCE OF 384.82 FEET;
- 9) THENCE NORTH $80^{\circ}31'58''$ WEST A DISTANCE OF 330.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,970.00 FEET;

EXHIBIT "A"

**QUITCLAIM OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION**

- 10) THENCE WESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°42'36", AN ARC DISTANCE OF 230.71 FEET;
- 11) THENCE NORTH 87°14'34" WEST, A DISTANCE OF 223.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 4,970.00 FEET;
- 12) THENCE WESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°01'10", AN ARC DISTANCE OF 175.17 FEET;
- 13) THENCE NORTH 89°15'44" WEST, A DISTANCE OF 1,461.92 FEET TO THE CENTERLINE OF SPRING MOUNTAIN ROAD AS DESCRIBED BY DOCUMENT NO. 2008-0592600, RECORDED NOVEMBER 7, 2008, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 00°54'12" EAST, ALONG SAID CENTERLINE OF SPRING MOUNTAIN ROAD A DISTANCE OF 41.97 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 191,883 SQUARE FEET, OR 4.405 ACRES MORE OR LESS.

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

PREPARED UNDER MY SUPERVISION:



PAUL E. HILLMER P.L.S. 9017

11-15-2018

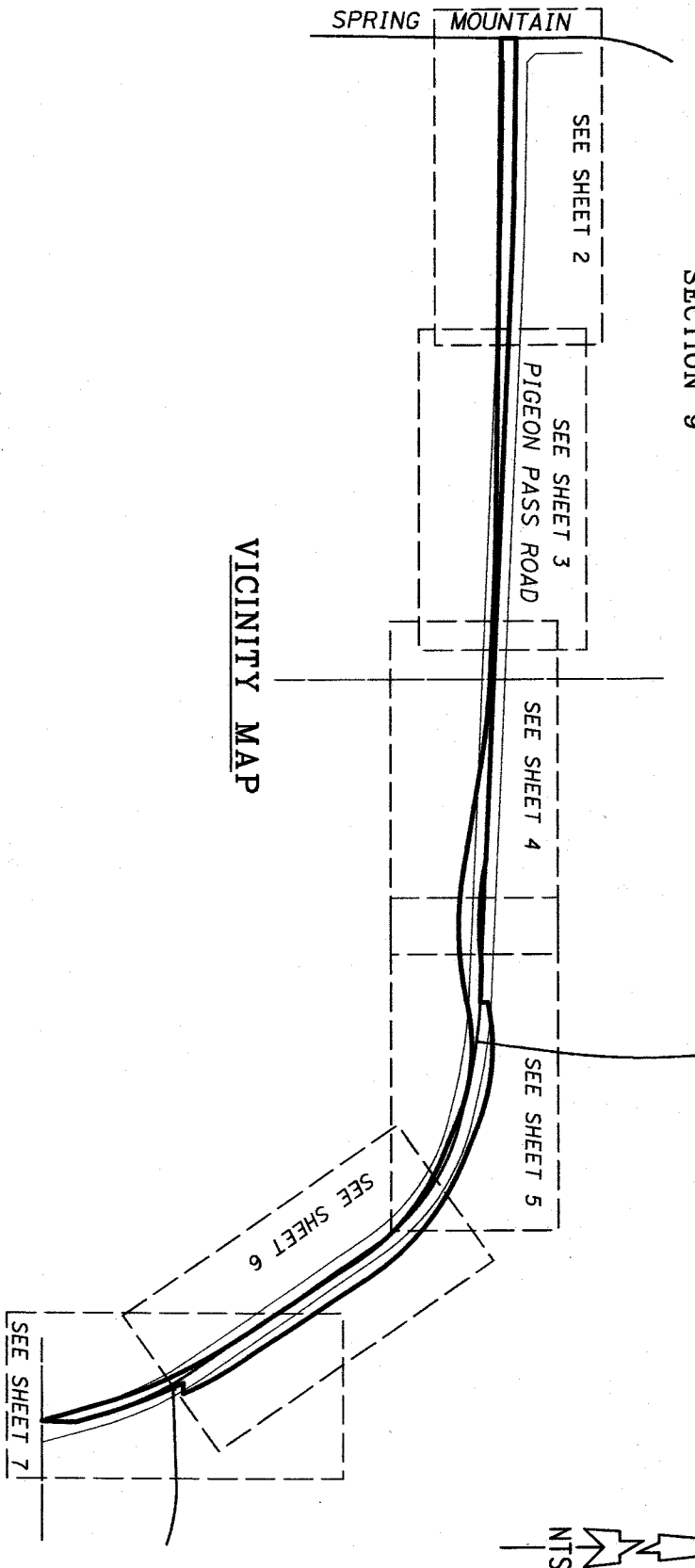
DATED:



EXHIBIT "B"
 QUITCLAIM OF A PORTION
 OF PIGEON PASS ROAD

T. 2 S.; R. 4 W. S.B.M.
 SECTION 9

T. 2 S.; R. 4 W. S.B.M.
 SECTION 10



VICINITY MAP

PCL No.:	
WO No.:	FSM29600-01
SCALE:	NTS
PREPARED BY:	KNV/BCIII
DATE:	NOVEMBER, 2018
SHEET	1 OF 7

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION

PROJECT: QUITCLAIM OF PIGEON PASS ROAD

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

APPROVED BY: *[Signature]* DATE: 11-15-2018

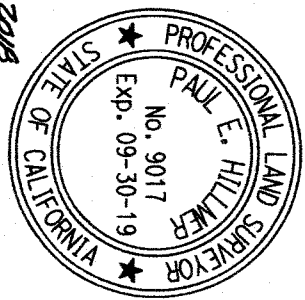
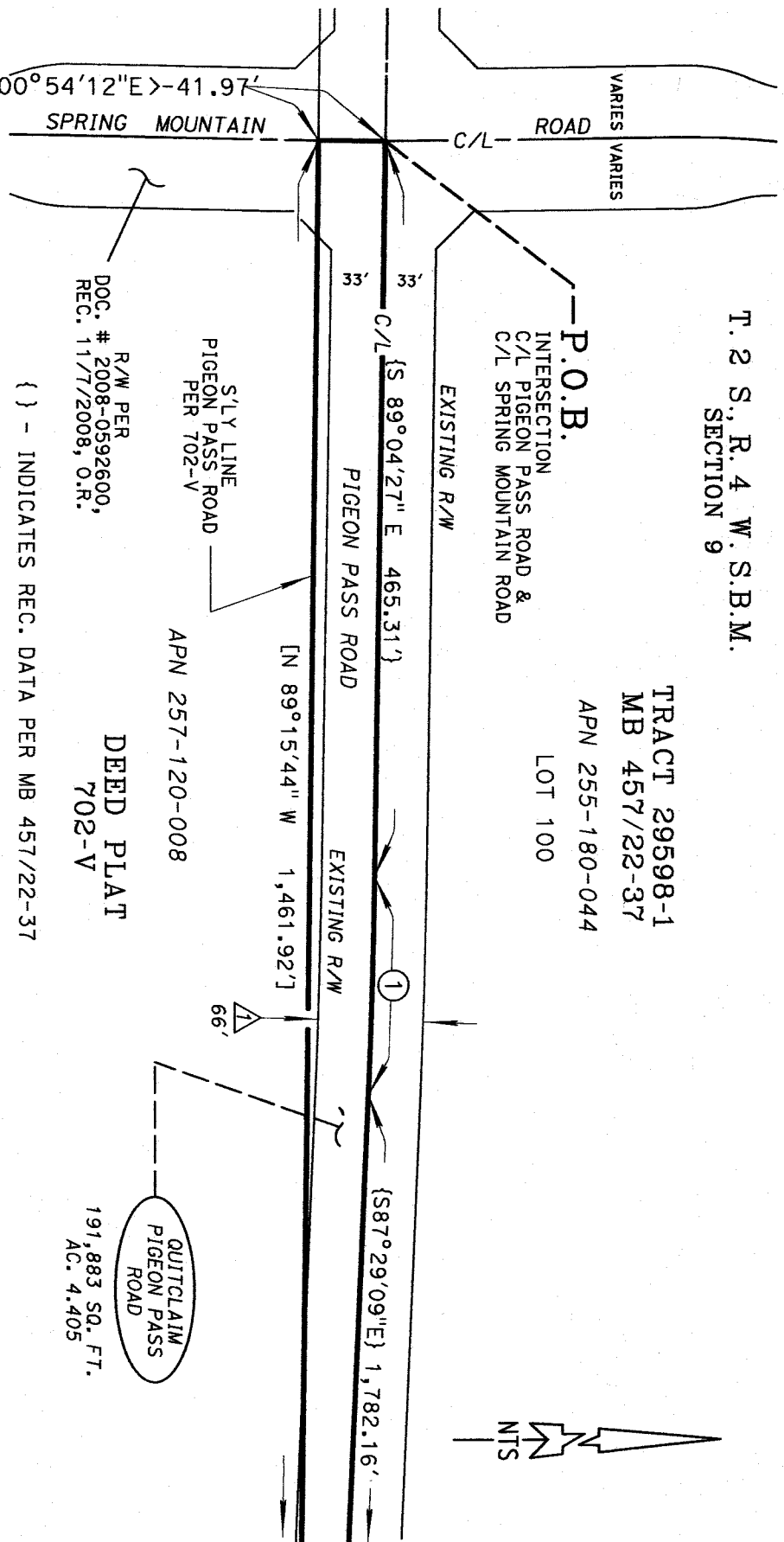
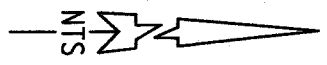


EXHIBIT "B"
 QUITCLAIM OF A PORTION
 OF PIGEON PASS ROAD

T. 2 S., R. 4 W. S.B.M.
 SECTION 9

TRACT 29598-1
 MB 457/22-37
 APN 255-180-044
 LOT 100



R/W PER
 DOC. # 2008-0592600,
 REC. 11/7/2008, O.R.

DEED PLAT
 702-V

191,883 SQ. FT.
 AC. 4.405

- { } - INDICATES REC. DATA PER MB 457/22-37
- < > - INDICATES REC. DATA PER MB 447/63-78
- () - INDICATES REC. DATA PER DOC #2014-0344361 REC 09/11/2014
- [] - INDICATES REC. DATA PER DOC #2014-0343508 REC 09/10/2014

O CURVE DATA

- ① {R=5,000.00'
 $\Delta=01^{\circ}35'18''$
 L=138.61'}

R/W EASEMENT PER
 INST. 2014-0344361
 RECORDED 09/11/2014

PCL No.:	
MO No.:	FSM29600-01
SCALE:	NTS
PREPARED BY:	KNV/BCIII
DATE:	NOVEMBER, 2018
SHEET	2 OF 7

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION
 PROJECT: QUITCLAIM OF PIGEON PASS ROAD
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:  DATE: 11-15-2018

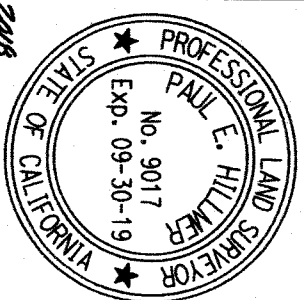


EXHIBIT "B"
 QUITCLAIM OF A PORTION
 OF PIGEON PASS ROAD

T. 2 S.; R. 4 W. S.B.M.
 SECTION 9

APN 255-180-045
 LOT 101

APN 255-180-044
 LOT 100

EXISTING R/W

PIGEON PASS ROAD

C/L {S 87°29'09" E}

1,782.16'

[N 87°14'34" W
 223.67']

[N 89°15'44" W] 1,461.92'

QUITCLAIM
 PIGEON PASS
 ROAD

191,883 SQ. FT.
 AC. 4.405

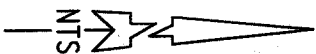
DEED PLAT
 702-V

S/LY LINE
 PIGEON PASS ROAD
 PER 702-V

APN 257-120-008

APN 255-230-036

RECORD OF SURVEY
 RS 5/74



O CURVE DATA

② [R=4,970.00'
 $\Delta=02^{\circ}01'10.0''$
 L=175.17']

R/W EASEMENT PER
 INST. 2014-0344361
 RECORDED 09/11/2014

{ } - INDICATES REC. DATA PER MB 457/22-37
 () - INDICATES REC. DATA PER DOC #2014-0344361 REC 09/11/2014
 [] - INDICATES REC. DATA PER DOC #2014-0343508 REC 09/10/2014

PCL No.:	
WO No.:	FSM29600-01
SCALE:	NTS
PREPARED BY:	KNV/BCIII
DATE:	NOVEMBER, 2018
SHEET	3 OF 7

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION
 PROJECT: QUITCLAIM OF PIGEON PASS ROAD
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING
 DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:  DATE: 11-15-2018

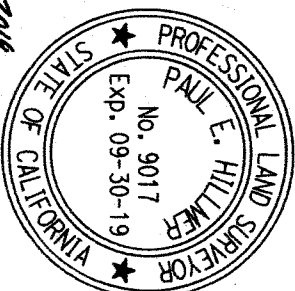


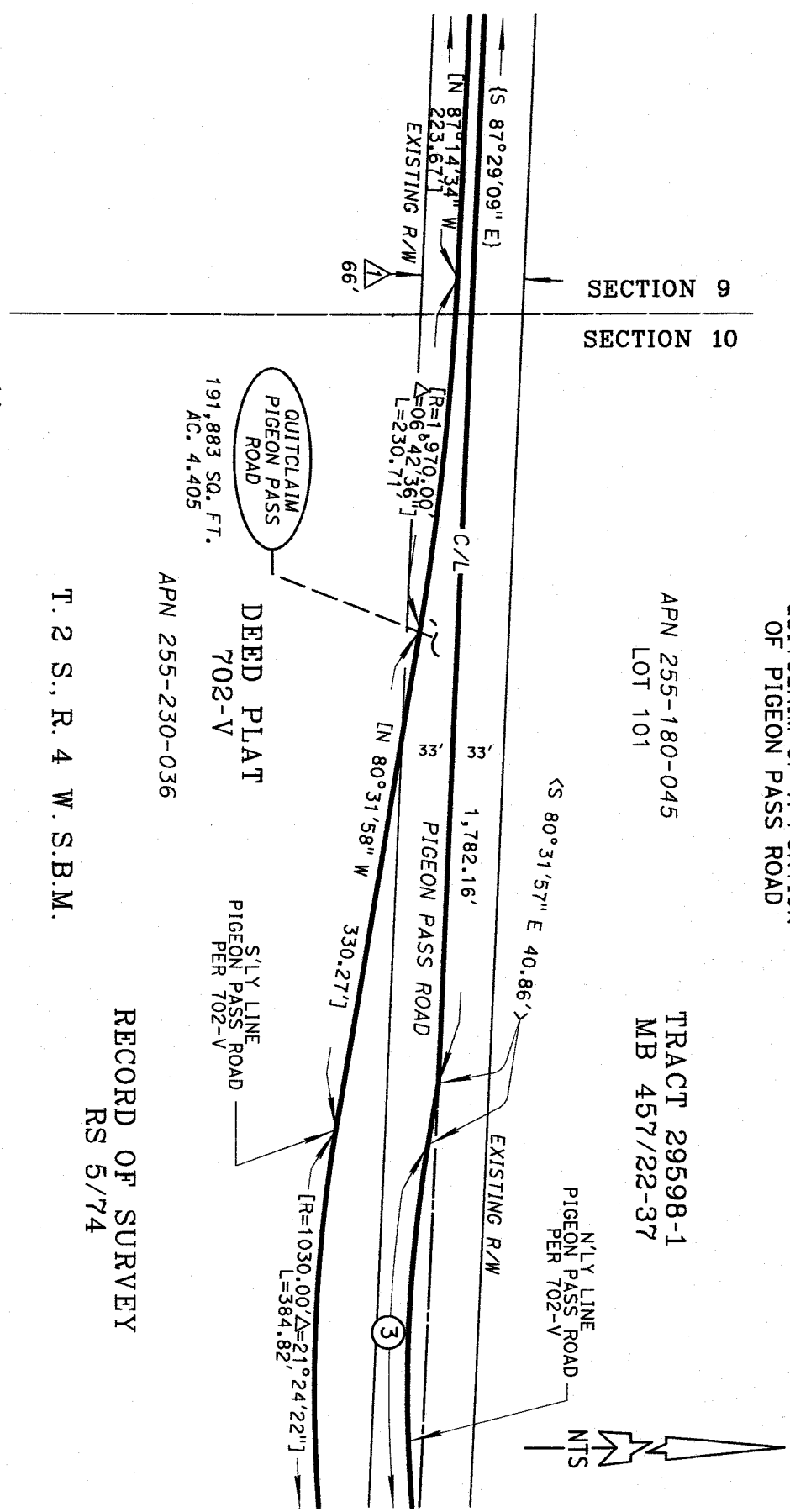
EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD

APN 255-180-045
LOT 101

TRACT 29598-1
MB 457/22-37

SECTION 9
SECTION 10



QUITCLAIM PIGEON PASS ROAD
191,883 SQ. FT.
AC. 4.405

DEED PLAT 702-V
S'LY LINE PIGEON PASS ROAD PER 702-V

T. 2 S., R. 4 W. S.B.M.

RECORD OF SURVEY
RS 5/74

O CURVE DATA

③ [R=970.00'
Δ=16°00'17"
L=270.96']

△ R/W EASEMENT PER
INST. 2014-0344361
RECORDED 09/11/2014

{ } - INDICATES REC. DATA PER MB 457/22-37
() - INDICATES REC. DATA PER DOC #2014-0344361 REC 09/11/2014
[] - INDICATES REC. DATA PER DOC #2014-0343508 REC 09/10/2014

PCL No.:	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.:	FSM29600-01
SCALE:	NTS
PREPARED BY:	KNV/BCIII
DATE:	NOVEMBER, 2018
SHEET	4 OF 7

APPROVED BY: *[Signature]* DATE: 11-15-2018

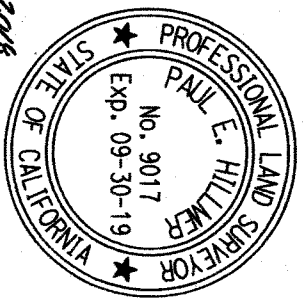


EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD

TRACT 29598-1
MB 457/22-37

APN 255-180-045 [N 78°03'40" E] 0.02'
LOT 101

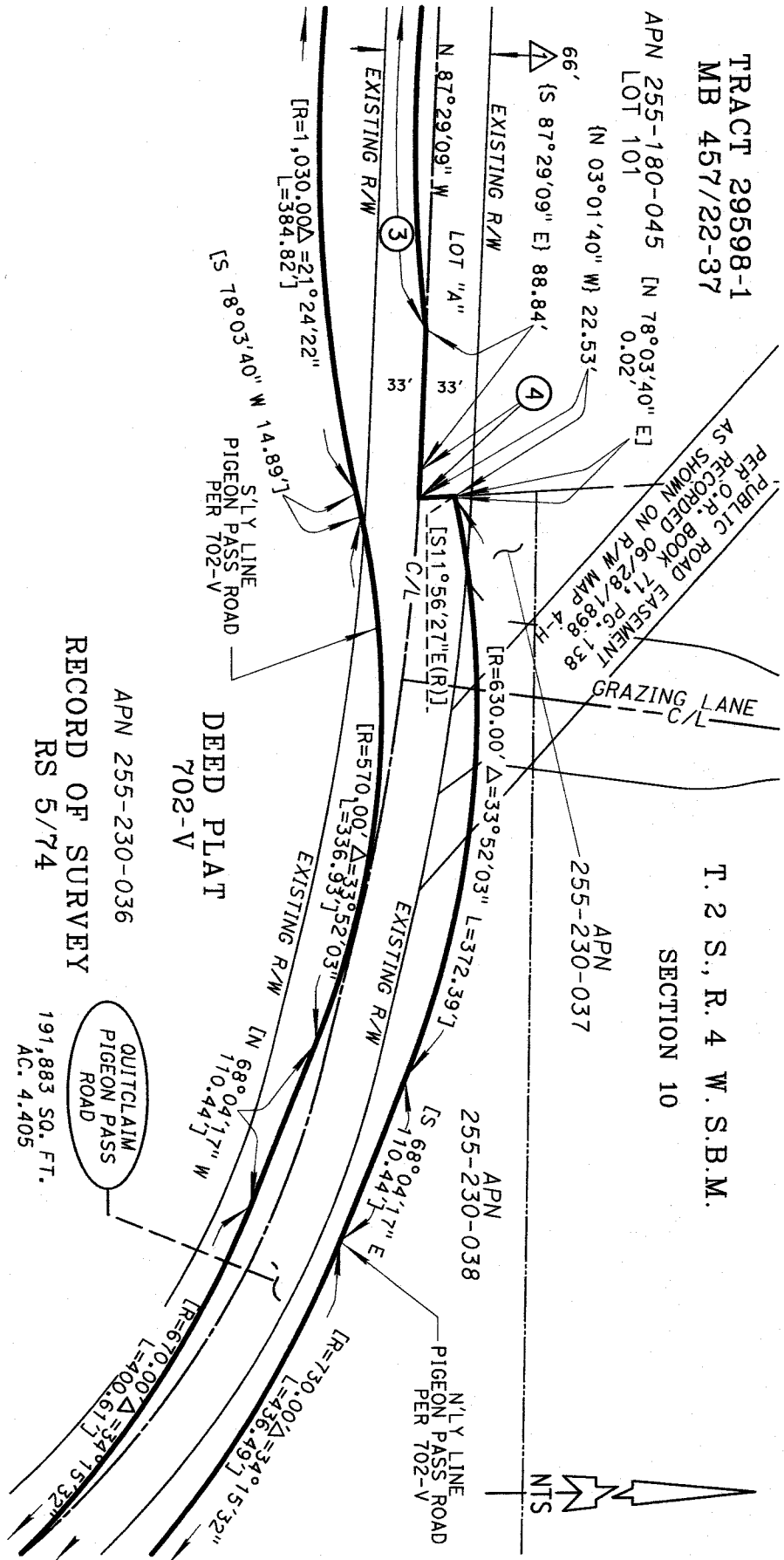
PER O.R. BOOK 71 PG. 189, 138
AS SHOWN ON R/W MAP 4-H
PUBLIC ROAD EASEMENT
RECORDED 06/28/16

T. 2 S., R. 4 W. S.B.M.
SECTION 10

APN 255-230-037

APN 255-230-038

N'LY LINE PIGEON PASS ROAD PER 702-V



APN 255-230-036
RECORD OF SURVEY
RS 5/74

191,883 SQ. FT.
AC. 4.405

○ CURVE DATA

- ③ [R=970.00'
Δ=16°00'17"
L=270.96']
- ④ {R=1,500.00'
Δ=0°39'29"
L=17.23'}

△ R/W EASEMENT PER
INST. 2014-0344361
RECORDED 09/11/2014

{ } - INDICATES REC. DATA PER MB 457/22-37
() - INDICATES REC. DATA PER DOC #2014-0344361 REC 09/11/2014
[] - INDICATES REC. DATA PER DOC #2014-0343508 REC 09/10/2014

PCL No.:	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.:	FSM29600-01
SCALE:	NTS
PREPARED BY:	KNV/BCIII
DATE:	NOVEMBER, 2018
SHEET	5 OF 7
APPROVED BY:	<i>[Signature]</i>
DATE:	11-15-2018

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

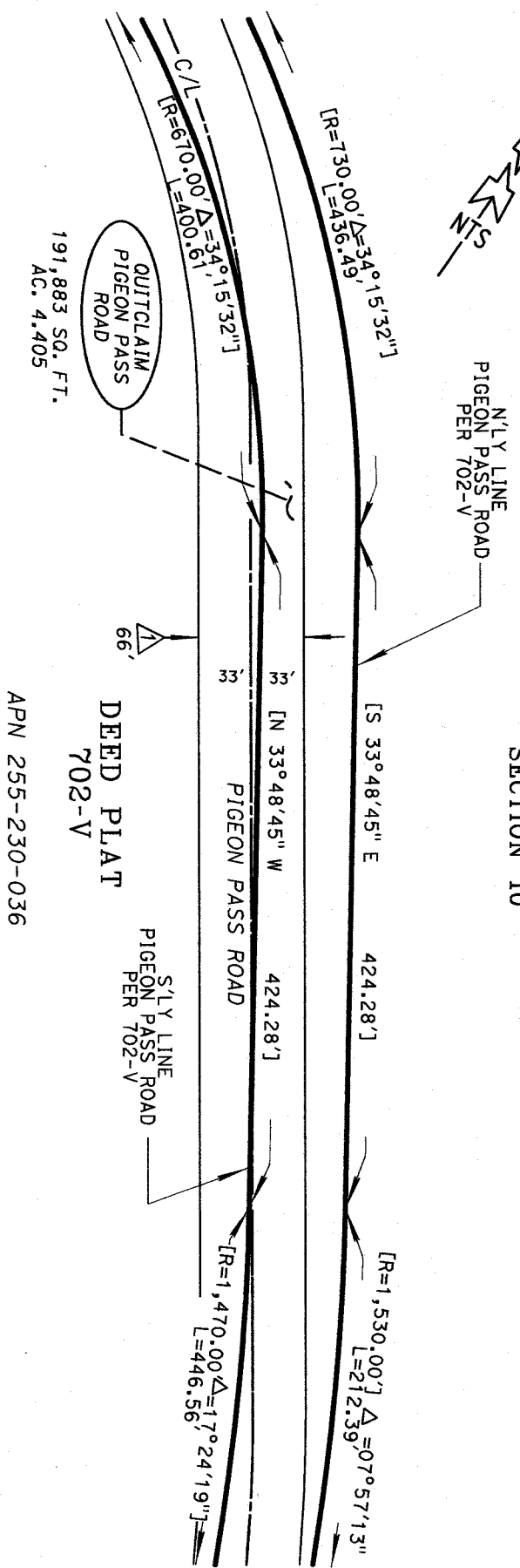
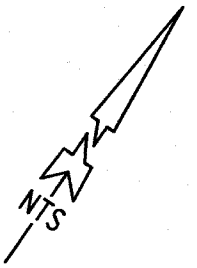


EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD

T. 2 S., R. 4 W. S.B.M.

SECTION 10



APN 255-230-036

RECORD OF SURVEY
RS 5/74

DEED PLAT
702-V

[] - INDICATES REC. DATA PER DOC #2014-0343508 REC 09/10/2014

R/W EASEMENT PER
INST. 2014-0344361
RECORDED 09/11/2014

PCL No.:	WO No.:	SCALE:	DATE:
	FSM29600-01	NTS	NOVEMBER, 2018
PREPARED BY: KNV/BCIII			
SHEET 6 OF 7			

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: QUITCLAIM OF PIGEON PASS ROAD

APPROVED BY: *[Signature]* DATE: 11-15-2018

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

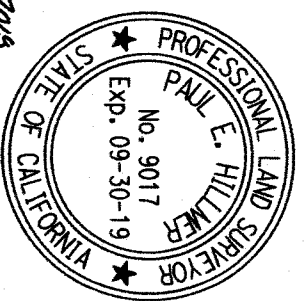
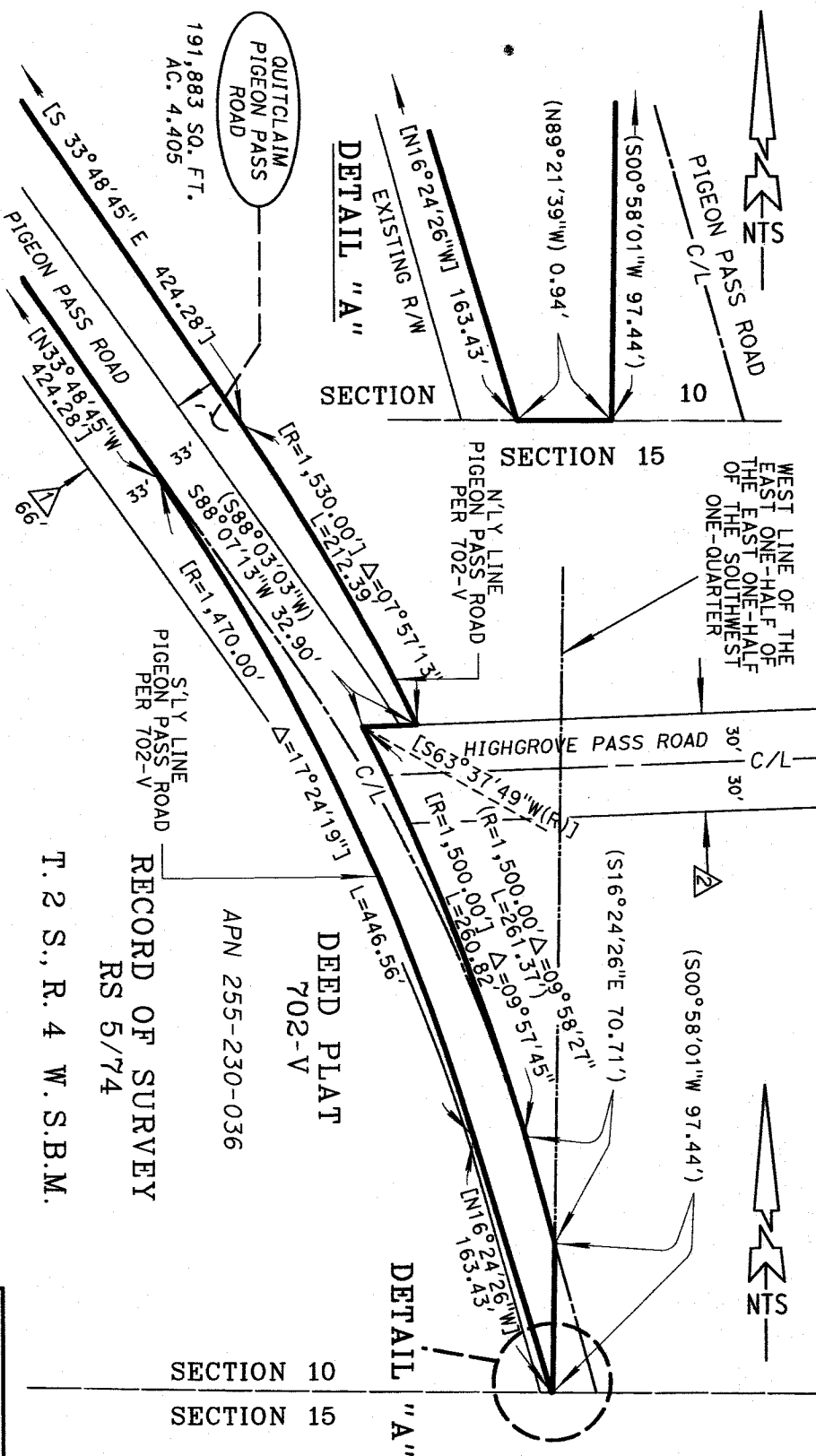


EXHIBIT "B"

QUITCLAIM OF A PORTION OF PIGEON PASS ROAD



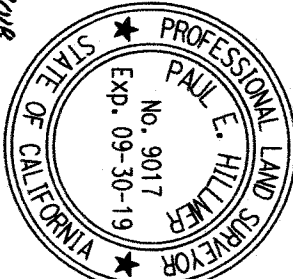
R/W EASEMENT PER INST. 2014-0344361 RECORDED 09/11/2014
 R/W EASEMENT PER O.R. BOOK 880 PAGE 38, RECORDED 12/01/1947

() - INDICATES REC. DATA PER DOC #2014-0344361 REC 09/11/2014
 [] - INDICATES REC. DATA PER DOC #2014-0343508 REC 09/10/2014

PCL No.:	
WO No.:	FSM29600-01
SCALE:	NTS
PREPARED BY:	KNV/BCIII
DATE:	NOVEMBER, 2018

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION
 PROJECT: QUITCLAIM OF PIGEON PASS ROAD
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY: *[Signature]* DATE: 11-08-2018



DEED PLAT
 702-V
 APN 255-230-036
 RECORD OF SURVEY
 RS 5/74
 T. 2 S., R. 4 W.S.B.M.