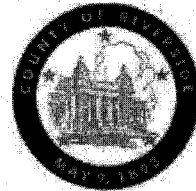


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
19.1  
(ID # 8546)

**MEETING DATE:**

Tuesday, January 29, 2019

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

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)-TRANSPORTATION DEPARTMENT: Public Hearing for the Adoption of Resolution No. 2019-011, Authorizing the Resolution of Necessity for the Avenue 66 Grade Separation Project in the Mecca area, CEQA Exempt; District 4; [Total Cost - \$667,250] – Coachella Valley Association of Governments (CVAG)-100% (4/5th Vote Required) (Clerk of the Board to File the Notice of Exemption)

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

1. Find that the Avenue 66 Grade Separation Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3)-general rule;
2. Approve Resolution No. 2019-011, Authorizing the Resolution of Necessity for the Avenue 66 Grade Separation Project;
3. Allocate the sum of \$653,500 for deposits to the State Condemnation Fund;
4. Authorize reimbursement to the Economic Development Agency-Real Estate (EDA-RE) for costs not-to-exceed \$3,750 in due diligence expenses and \$10,000 in staff time; and

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

Robert Field, Assistant County Executive Officer/ECD

12/11/2018

Patricia Romo, Director of Transportation


1/8/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Perez and Hewitt  
Nays: None  
Absent: Washington  
Date: January 29, 2019  
xc: EDA, Transp., Recorder

Kecia Harper  
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:

5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk for posting within five working days.

<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>	\$ 667,250	\$ 0	\$ 667,250	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Coachella Valley Association of Governments-100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2018/19

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

**BACKGROUND:**

**Summary**

UPRR and SR-86 are both designated North American Free Trade Agreement (NAFTA) freight corridors and increasing vehicular traffic due to regional population growth and train traffic along this rail trade corridor is increasing the congestion and causing delays at the existing 4<sup>th</sup> Street at-grade crossing.

Currently, the only Union Pacific Railroad crossing in the Mecca area is an at-grade crossing at 4<sup>th</sup> Street. Traffic going in and out of the Mecca community must wait at the tracks for trains to pass before they are able to cross the tracks. The Riverside County Transportation Department (RCTD) proposes to extend Avenue 66 with a bridge over the railroad tracks to provide a link between SR-86 and the community of Mecca (Project). Reference is made to Exhibit A, Vicinity Map. The proposed new overcrossing will provide a safe crossing, separated from the train traffic, for vehicles, trucks, farm equipment, emergency vehicles, and pedestrians.

On October 5, 2017, the California Department of Transportation (Caltrans), the National Environmental Policy Act (NEPA) and CEQA Lead Agency, made a Categorical Exemption/Categorical Exclusion Determination under Section 6005 of 23 U.S.C. 327, based on an examination of the Project and supporting information.

As documented in the Notice of Exemption, County Transportation conducted a review of the proposed Project and determined that the Project, including the acquisition of the permanent and temporary easements, are categorically exempt from the provisions of CEQA, under the General Rule Exemption, pursuant to CEQA Guidelines Section 15061(b) (3).

The Economic Development Agency-Real Estate Division (EDA-RE) has presented written offers to the property owners as required by Government Code section 7267.2. The amount of the offers is consistent with current property values in the Mecca area and is based upon fair market

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

value appraisal reports. EDA-RE has also offered to pay the reasonable costs, not-to-exceed \$5,000, for independent appraisals obtained by the property owners as required by Code of Civil Procedure section 1263.025.

Negotiations are still ongoing with the property owners listed below for the property rights needed for the Project. RCTD and EDA-RE will continue to conduct in good faith its negotiations with the property owners to reach a mutually-agreed upon settlement.

Assessor's Parcel Number (portion)	Parcel Nos.	Owner(s)
727-250-005 727-250-004	0664-004I 0664-004J 0664-004K 0664-004L 0664-004M	James Farzad Hormozi, a single man
727-271-020	0664-007E 0664-007F 0664-007H 0664-007I 0664-007J 0664-007K	Multi-National Investments, LLC, a California limited liability company organized under the laws of the State of Delaware
727-100-006	0664-012B 0664-012C 0664-012D	Ignacio Arellano, a single man, Yolanda Vasquez, as a single woman; Regoberto Mejia and Virginia Mejia, husband and wife; Santiago Leon Castro and Consuelo Leon, husband and wife; Demesio C. Caranza, a single man; Silveria Villalobos, an unmarried woman; Rodrigo Pena Nunez and Elias Pena, husband and wife; Ramon Rodriguez Ortiz and Paula P. Rodriguez, husband and wife; Silveria C. Villalobos, Trustee of the Silveria C. Villalobos Living Trust dated May 3, 1993; Albert Gonzalez, Marie Helen Sanchez; all as their interest may appear of record subject to the following deeds to Ignacio Arellano Vasquez, Jr. and Christian Arellano Vasquez (2009-0054073), Enrique Leon, a single man, as to an undivided one-eighth interest (2014-0407736), and Abigail Zavala Mejia (2014-0459283)
727-100-007 727-100-025	0664-014A 0664-014B 0664-014C 0664-014D	Felix Chac Hung Chuo (Felix Chac H. Chuo) and Stella Cheang Chuo, Trustees of the Felix Chac Hung Chuo and Stella Cheang Chuo Revocable Trust dated July 12, 2007

On December 11, 2018, the Board approved Resolution No. 2018-232, Notice of Intention to Adopt a Resolution of Necessity for the Avenue 66 Grade Separation Project in the Mecca area.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various statues including Government Code Section 25350.5, Streets and Highway Code section 760 and Code of Civil Procedure section 1240.010, 1240-020, 1240-030, 1240.040, 1240.110, 1240.310, 240.320, 1240.410, 12450.510, and 1240.610.

**Impact on Citizens and Businesses**

The Avenue 66 Grade Separation Project will improve access and safety for the community of Mecca and improve goods and services movement through the region.

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

**UPPLEMENTAL:**

**Additional Fiscal Information**

The amount of \$653,500 represents the deposits to be made to the State Condemnation Fund for the acquisition of the property interests referenced above. These costs are not reimbursable to EDA-Real Estate as they are paid directly by the Transportation Department. The remaining costs in the amount of \$13,750 are reimbursable to EDA Real Estate. The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence and staff time during the condemnation process.

Right of Way Acquisition and Temporary Construction Access (Deposits to the State Condemnation Fund)	\$653,500
Litigation Guarantees	\$3,750
EDA-RE Real Property Staff Time (Condemnation process)	\$10,000
Total Estimated Costs	\$667,250

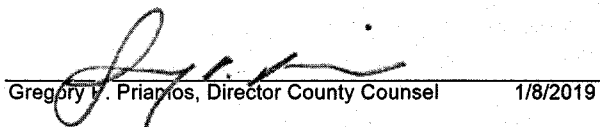
All costs associated with the deposits of these properties are fully funded by CVAG in Transportation Department's budget for FY 2018/19. No net County costs will be incurred as a result of this transaction. These charges are estimates only and only actual amounts will be charged to the project.

**Attachments:**

- Exhibit A - Vicinity Map
- Resolution No. 2019-011 (with legals and plats)
- Notice of Exemption and Journal Voucher

RF:HM:VY:SV:jb 300TR 20.383 13949  
Transportation Work Order No. B8-0664  
MinuteTrak 8546

  
Nehini Dasika, Principal Management Analyst 1/22/2019

  
Gregory L. Priarios, Director County Counsel 1/8/2019

2 **Resolution No. 2019-011**

3 **Authorization to Adopt a Resolution of Necessity for the Avenue 66 Grade**  
4 **Separation Project in the Mecca area**

5  
6 **WHEREAS**, the portion of real properties that are the subject of this Notice  
7 (collectively the "Subject Properties") are located in the community of Mecca, County of  
8 Riverside, State of California, are legally described and pictorially depicted on the  
9 documents attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein by  
10 this reference), are referenced as Parcel Nos. 0664-004I, 0664-004J, 0664-004K,  
11 0664-004L, and 0664-004M; 0664-007E, 0664-007F, 0664-007H, 0664-007I, and  
12 0664-007J, and 0664-007K; 0664-012B, 0664-012C, and 0664-012D; 0664-014A,  
13 0664-014B, 0664-014C, and 0664-014D and are portions of larger real properties in all  
14 cases;

15 **WHEREAS**, the Subject Properties, and the corresponding Assessor's Parcel  
16 Number(s) of which they are a part, are listed below in Table One;

TABLE ONE	
Assessor's Parcel Number (portion)	Parcel Nos.
727-250-004 727-250-005	0664-004I, 0664-004J, 0664-004K, 0664-004L, and 0664-004M
727-271-020	0664-007E, 0664-007F, 0664-007H, 0664-007I, 0664-007J, and 0664-007K,
727-100-006	0664-012B, 0664-012C, and 0664-012D
727-100-007 727-100-025	0664-014A, 0664-014B, 0664-014C, and 0664-014D

FORM APPROVED COUNTY COUNSEL  
BY: GREGG M. QU  
DATE

1       **WHEREAS**, the only Union Pacific Railroad crossing in the Mecca area is an at-  
2 grade crossing at 4<sup>th</sup> Street. Traffic going in and out of the Mecca community must wait  
3 at the tracks for trains to pass before they are able to cross the tracks;

4       **WHEREAS**, the proposed project that is the subject of this Notice (the "Project")  
5 is to extend Avenue 66 with a bridge over the Union Pacific Railroad tracks between  
6 SR-86 and the community of Mecca;

7       **WHEREAS**, the Project will improve access and safety for the community of  
8 Mecca and improve goods and services movement through the region;

9       **WHEREAS**, the Subject Properties are needed for public road purposes, utility  
10 relocations, non-exclusive temporary construction uses, and for other uses required by  
11 the Project;

12       **WHEREAS**, Parcels 0064-004I, 0664-004K; 0664-007E, 0664-007I, 0664-007K;  
13 0664-012B; and 0664-014A, 0664-014D; are fee simple interests needed for the  
14 Project;

15       **WHEREAS**, Parcels 0664-012D and 0664-014C are permanent utility  
16 easements to construct, change the size of, improve, reconstruct, relocate, repair,  
17 maintain and use facilities consisting of underground/overhead facilities and  
18 appurtenances for the transmission and distribution of electricity in favor of Imperial  
19 Irrigation District;

20       **WHEREAS**, Parcels 0664-004J, 0664-004L, 0664-004M; 0664-007F, 0664-  
21 007H, 0664-007J; 0664-012C, and 0664-014B are for non-exclusive temporary  
22 construction access for a thirty-six (36) month period from the effective date of  
23 possession to access the portion of the referenced Subject Properties with machinery,  
24 trucks, tools and other equipment that is useful or necessary to construct and access  
25 the Property;

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

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Table Two				
Subject Properties	State Right of Way	County Right of Way	Other	Non-Exclusive Temporary Construction Easement
0664-004I	X			
0664-004J				X
0664-004K		X		
0664-004L				X
0664-004M				X
0664-007E		X		
0664-007F				X
0664-007H				X
0664-007I	X			
0664-007J				X
0664-007K	X			
0664-012B	X			
0664-012C				X
0664-012D			IID*	
0664-014A	X			
0664-014B				X
0664-014C			IID*	
0664-014D	X			

\*Imperial Irrigation District

**WHEREAS**, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the

1 California Constitution; Section 25350.5 of the Government Code; Section 760 of the  
2 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,  
3 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

4 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of  
5 Supervisors of Riverside County, State of California, not less than four/fifths of all  
6 members concurring, in regular session assembled on January 15, 2019, that this  
7 Board finds and determines each of the following:

8 1. Notice of the Board's intention to adopt this resolution of necessity was  
9 duly given as required by Section 1245.235 of the Code of Civil Procedure and, on the  
10 date and at the time and place fixed for hearing, this Board did hear and consider all of  
11 the evidence presented.

12 2. That the public interest and necessity require the Project;

13 3. That the Project is planned or located in the manner that will be most  
14 compatible with the greatest public good and the least private injury;

15 4. That the Subject Property Interests are necessary for the Project;

16 5. That the offers required by Section 7267.2 of the Government Code have  
17 been made to the owners of record of the Subject Properties;

18 6. That, to the extent that the Subject Properties are already devoted to a  
19 public use, the use of the Project is a compatible use that will not unreasonably  
20 interfere with or impair the continuance of the public use as it presently exists or may  
21 reasonably be expected to exist in the future (California Code of Civil Procedure  
22 Section 1240.510) or the use of the Project is a more necessary public use than is the  
23 presently existing public use (California Code of Civil Procedure Section 1240.610);

24 7. That Subject Properties (Parcels 0664-012D and 0664-014C) are being  
25 acquired as substitute property under California Code of Civil Procedure section  
26 1240.320, and shall be used for and devoted to same public use as the owner of the  
27 necessary property and as permanent utility easements in favor of the Imperial  
28 Irrigation District, a public agency authorized to exercise the power of eminent domain.



1           8.     On October 5, 2017, the California Department of Transportation  
2 (Caltrans), the National Environmental Policy Act (NEPA) and CEQA Lead Agency,  
3 made a Categorical Exemption/Categorical Exclusion Determination under Section  
4 6005 of 23 U.S.C. 327, based on an examination of the Project and supporting  
5 information;

6           9.     As documented in the Notice of Exemption, County Transportation  
7 conducted a review of the proposed Project and determined that the Project, including  
8 the acquisition of the permanent and temporary easements, are categorically exempt  
9 from the provisions of CEQA, under the General Rule Exemption, pursuant to CEQA  
10 Guidelines Section 15061(b)(3);

11          10.    That acquisition of the Subject Property Interests will promote the  
12 interests of the County of Riverside.

13           BE IT FURTHER RESOLVED AND ORDERED that the County Counsel of the  
14 County of Riverside is hereby authorized and empowered:

15           1.     To acquire the Subject Property Interests by condemnation in accordance  
16 with the Constitution and laws relating to eminent domain.

17           2.     To prepare and prosecute in the name of the County such proceedings in  
18 the proper court having jurisdiction thereof as are necessary for such acquisition.

19           3.     To make application to the Court for an order to deposit the probable  
20 amount of compensation out of proper funds under the control of the County into the  
21 Condemnation Deposits Fund with the Office of the State Treasurer and to make  
22 application to the Court and for an order permitting the County to take prejudgment  
23 possession and use the Subject Property Interests for the purpose of constructing the  
24 Project.

25           4.     To compromise and settle such proceedings if such settlement can be  
26 reached and in that event, to take all necessary actions to complete the acquisition,  
27 including stipulations as to judgment and other matters and the causing of all payments  
28 to be made.

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5. To correct any errors or to make or agree to nonmaterial changes in the legal description of the real property that are deemed necessary for the conduct of the condemnation action, or other proceedings or transaction required to acquire the Subject Property Interests.

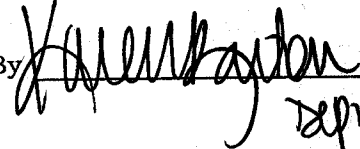
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ROLL CALL:

Ayes: Jeffries, Spiegel, Perez and Hewitt  
Nays: None  
Absent: Washington

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.

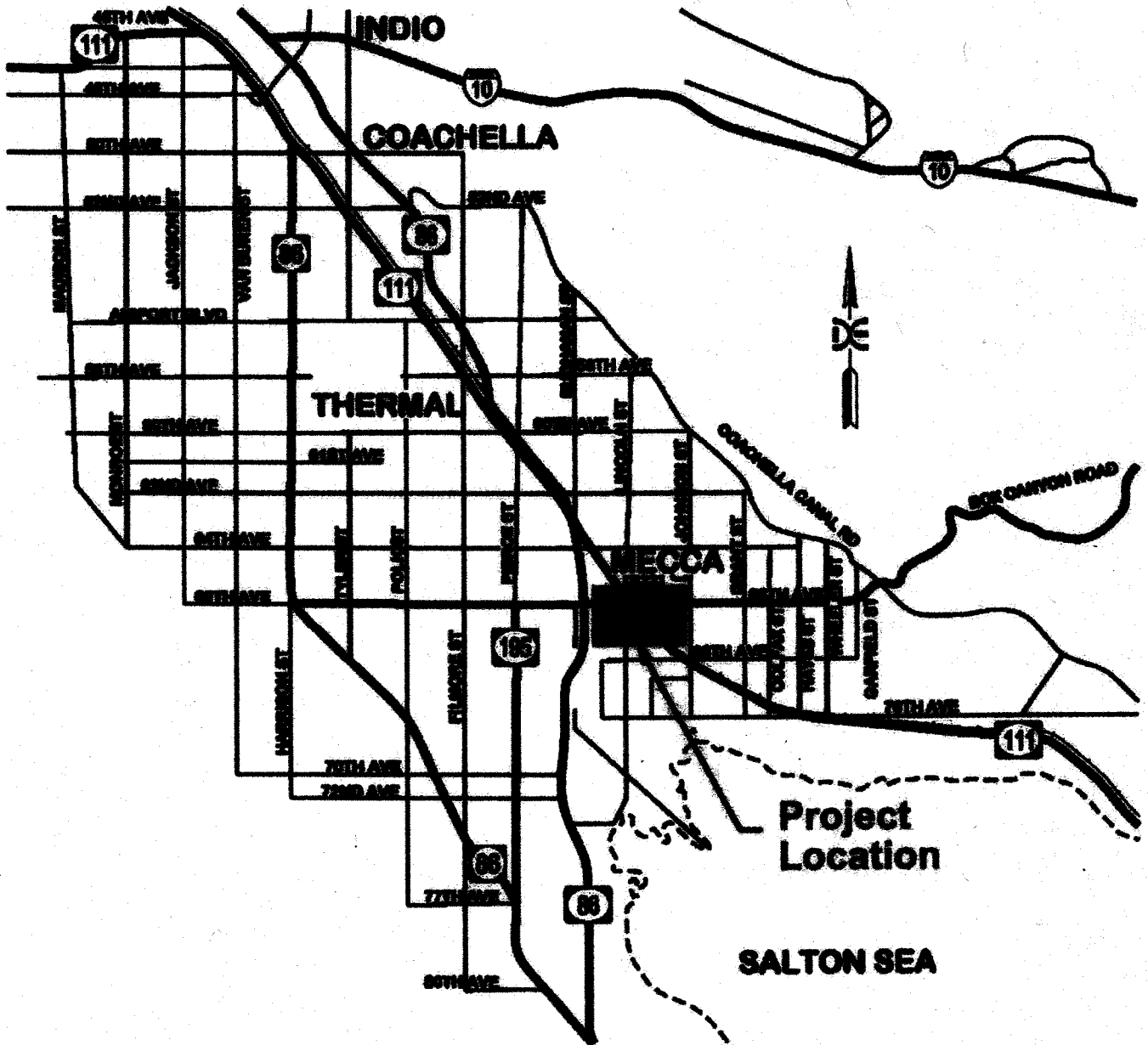
Kecia R. Harper, Clerk of said Board

By  Deputy

# VICINITY MAP

## AVENUE 66 BYPASS

### GRADE SEPARATION AT UPRR



**Parcel Nos. 0664-004I, 0664-004J, 0664-004K,  
0664-004L, and 0664-004M**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-004I

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED NOVEMBER 13, 2006 AS DOCUMENT NUMBER 2006-0834879 (HEREAFTER REFERRED TO AS PARCEL "A"), AND A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED NOVEMBER 13, 2006 AS DOCUMENT NUMBER 2006-0834880 (HEREAFTER REFERRED TO AS PARCEL "B"), OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;**

**THENCE SOUTH 00°08'05" EAST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 29.95 FEET;**

**THENCE SOUTH 89°51'55" WEST A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF AFOREMENTIONED PARCEL "B", BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS DESCRIBED BY BOARD OF SUPERVISORS RESOLUTION RECORDED APRIL 15, 1959 IN BOOK 2454, PAGE 65 OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY, AND THE TRUE POINT OF BEGINNING;**

**(COURSE "A") THENCE SOUTH 00°08'05" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "B" AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.86 FEET;**

**(COURSE "B") THENCE NORTH 60°15'19" WEST A DISTANCE OF 55.66 FEET;**

**(COURSE "C") THENCE SOUTH 29°44'41" WEST A DISTANCE OF 190.00 FEET;**

**(COURSE "D") THENCE NORTH 60°15'19" WEST A DISTANCE OF 125.64 FEET;**

**(COURSE "E") THENCE SOUTH 36°06'00" WEST A DISTANCE OF 89.27 FEET;**

**(COURSE "F") THENCE NORTH 53°54'00" WEST A DISTANCE OF 131.00 FEET;**

**(COURSE "G") THENCE NORTH 36°06'00" EAST A DISTANCE OF 84.74 FEET;**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-0041

(COURSE "H") THENCE NORTH 60°15'19" WEST A DISTANCE OF 115.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,500.00 FEET;

(COURSE "I") THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 10°04'48", AN ARC DISTANCE OF 439.83 FEET;

(COURSE "J") THENCE NORTH 70°20'07" WEST A DISTANCE OF 103.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 800.00 FEET;

(COURSE "K") THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 1°59'53", AN ARC DISTANCE OF 27.90 FEET, TO THE EASTERLY LINE OF SAID PARCEL "A";

(COURSE "L") THENCE CONTINUING NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 11°00'43", AN ARC DISTANCE OF 153.75 FEET, TO THE WESTERLY LINE OF SAID PARCEL "A";

(COURSE "M") THENCE CONTINUING NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 6°41'37", AN ARC DISTANCE OF 93.46 FEET;

(COURSE "N") THENCE SOUTH 89°57'40" WEST A DISTANCE OF 67.13 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "B";

(COURSE "O") THENCE NORTH 00°02'43" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "B" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE 66 (30.00 FOOT SOUTHERLY HALF-WIDTH) AS DESCRIBED BY BOARD OF SUPERVISORS RESOLUTION RECORDED APRIL 15, 1959 IN BOOK 2454, PAGE 65 OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY, A DISTANCE OF 28.00 FEET;

(COURSE "P") THENCE NORTH 89°57'40" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 648.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,587.00 FEET AND AN INITIAL BEARING OF NORTH 22°05'58" EAST;

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-0041

(COURSE "Q") THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 7°38'43", AN ARC DISTANCE OF 211.76 FEET;

(COURSE "R") THENCE SOUTH 60°15'19" EAST A DISTANCE OF 198.41 FEET;

(COURSE "S") THENCE NORTH 39°22'24" EAST A DISTANCE OF 247.46 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "B";

(COURSE "T") THENCE NORTH 89°57'40" EAST ALONG SAID NORTHERLY LINE OF PARCEL "B", A DISTANCE OF 125.60 FEET TO THE TRUE POINT OF BEGINNING.

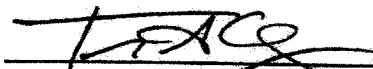
PARCEL CONTAINS 242,333 SQUARE FEET, OR 5.563 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

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

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

PREPARED UNDER MY SUPERVISION:

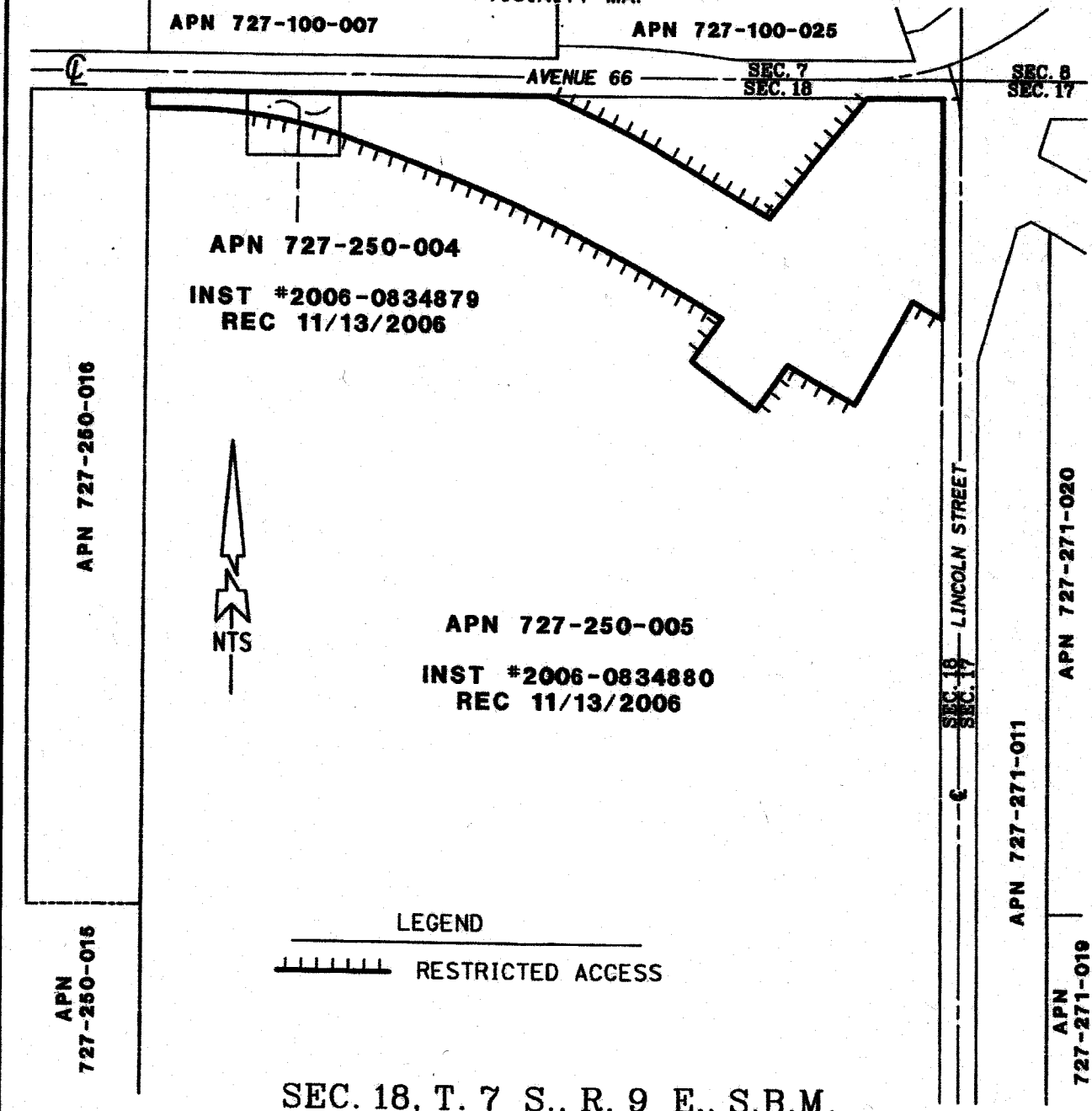
  
TREVOR A. LEJA, P.L.S. 8869

2018/11/14  
DATED:




# EXHIBIT "B"

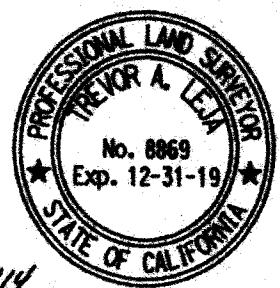
08-RIV-111-PM 18.0-19.0 0664-004 (0064-004I)  
VICINITY MAP



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-004I  
 WO No.: B8-0664  
 SCALE: NTS  
 PREPARED BY: DK  
 DATE: AUGUST, 2018  
 SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION  
 PROJECT: 66th AVENUE (GS)  
 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: 2018/11/14

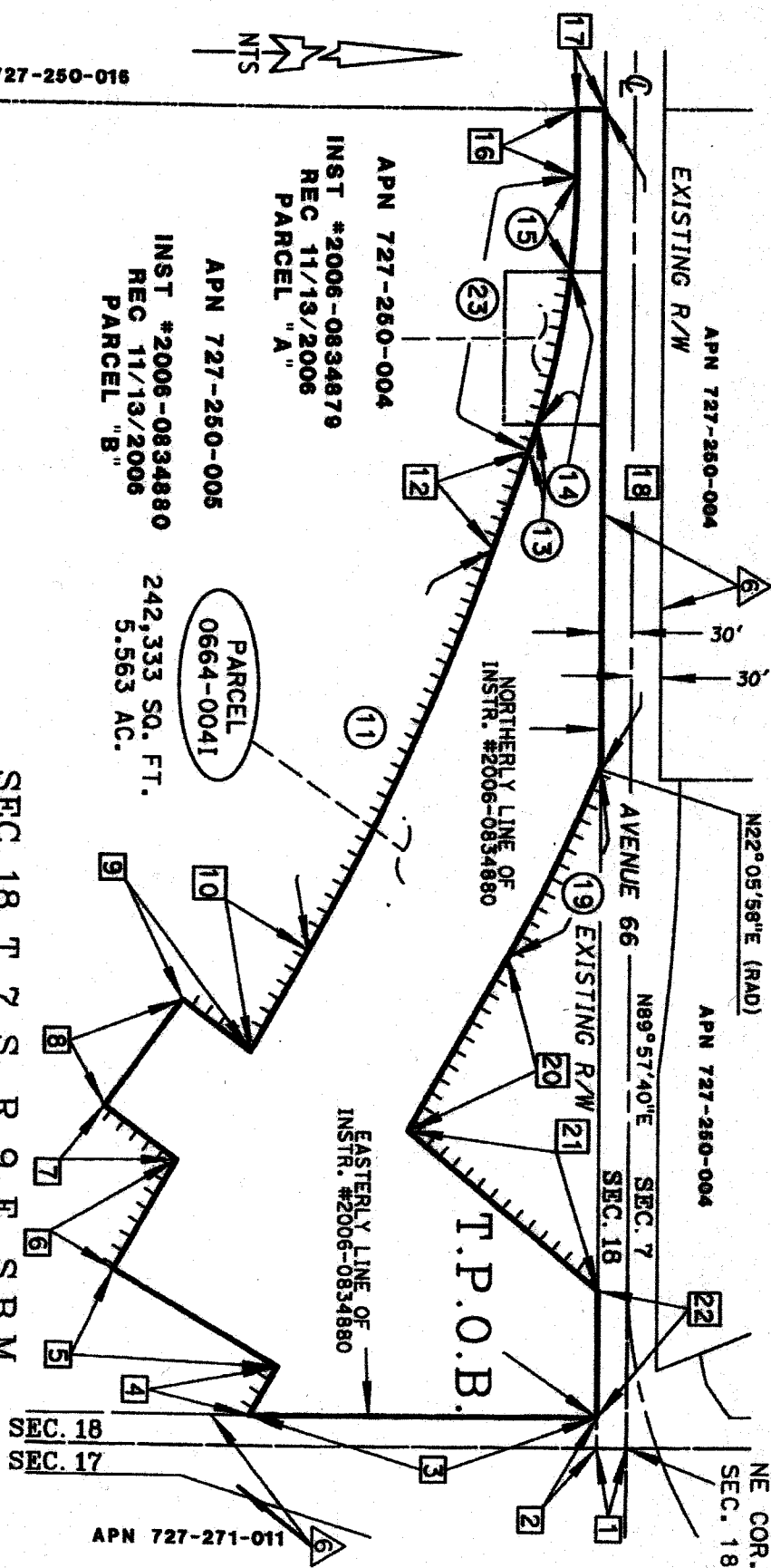




08-RIV-111-PM 18.0-19.0 0664-004 (0664-0041)

# EXHIBIT "B"

P.O.C.  
NE COR.  
SEC. 18



SEC. 18, T. 7 S., R. 9 E., S.B.M.

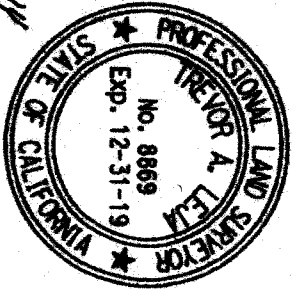
INST #2006-0834880  
REC 11/13/2006  
PARCEL "A"

APN 727-250-005

INST #2006-0834880  
REC 11/13/2006  
PARCEL "B"

242,333 SQ. FT.  
5.563 AC.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931	
PCL No.: 0664-0041	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B8-0664	PROJECT: 66th AVENUE (GS)
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CORNERS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DK	
DATE: AUGUST, 2018	
SHEET 2 OF 3	APPROVED BY: <i>[Signature]</i> DATE: 2018/11/14




# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-004 (0064-004I)

☐ LINE TABLE			
NUMBER	DIRECTION	DISTANCE	COURSE
1	S 00°08'05" E	29.95'	
2	S 89°51'55" W	30.00'	
3	S 00°08'05" E	348.86'	"A"
4	N 60°15'19" W	55.86'	"B"
5	S 29°44'41" W	190.00'	"C"
6	N 60°15'19" W	125.64'	"D"
7	S 36°06'00" W	89.27'	"E"
8	N 53°54'00" W	131.00'	"F"
9	N 36°06'00" E	84.74'	"G"
10	N 60°15'19" W	115.87'	"H"
12	N 70°20'07" W	103.39'	"J"
16	S 89°57'40" W	67.13'	"N"
17	N 00°02'43" E	28.00'	"O"
18	N 89°57'40" E	648.10'	"P"
20	S 60°15'19" E	198.41'	"R"
21	N 39°22'24" E	247.46'	"S"
22	N 89°57'40" E	125.60'	"T"

○ CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	TANGENT	COURSE
11	2,500.00'	10°04'48"	439.83'	220.48'	"T"
13	800.00'	1°59'53"	27.90'	13.95'	"K"
14	800.00'	11°00'43"	153.75'	77.11'	"L"
15	800.00'	6°41'37"	93.48'	46.78'	"M"
19	1,587.00'	07°38'43"	211.76'	106.04'	"Q"
23	800.00'	19°42'12"	275.11'	138.93'	

RIGHT-OF-WAY INFORMATION:


 MISC ROADS ALONG  
 SECTION LINES  
 OR 2454/65  
 REC 4/17/1959

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-004I

WO No.: B8-0664

SCALE: NTS

PREPARED BY: DK

DATE: AUGUST, 2018

SHEET 3 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: 66th AVENUE (GS)

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: 2018/11/14



EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
TEMPORARY CONSTRUCTION EASEMENT  
0664-004J

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED NOVEMBER 13, 2006 AS INSTRUMENT NUMBER 2006-0834880 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;**

**TENCE SOUTH 00°08'05" EAST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 29.95 FEET;**

**TENCE SOUTH 89°51'55" WEST A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT 2006-0834880, SAID CORNER ALSO BEING A POINT OF INTERSECTION BETWEEN THE WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET (30.00 FOOT WESTERLY HALF-WIDTH) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE 66 (30.00 FOOT SOUTHERLY HALF-WIDTH) AS DESCRIBED BY BOARD OF SUPERVISORS RESOLUTION RECORDED APRIL 17, 1959 IN BOOK 2454, PAGE 65 OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;**

**TENCE SOUTH 89°57'40" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 125.60' TO THE TRUE POINT OF BEGINNING;**

**TENCE SOUTH 39°22'24" WEST, A DISTANCE OF 247.46 FEET;**

**TENCE NORTH 60°15'19" WEST, A DISTANCE OF 198.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,587.00 FEET;**

**TENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°38'43", AN ARC DISTANCE OF 211.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE 66;**

**TENCE NORTH 89°57'40" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,602.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 23°22'59" EAST;**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
TEMPORARY CONSTRUCTION EASEMENT  
0664-004J

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE  
OF 06°21'42" AN ARC DISTANCE OF 177.88 FEET;

THENCE SOUTH 60°15'19" EAST, A DISTANCE OF 135.74 FEET;

THENCE NORTH 79°33'32" EAST, A DISTANCE OF 76.40 FEET;

THENCE NORTH 39°22'24" EAST, A DISTANCE OF 172.46 FEET TO THE  
SOUTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE 66;

THENCE NORTH 89°57'40" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE,  
A DISTANCE OF 19.41 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 10,558 SQUARE FEET, OR 0.242 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

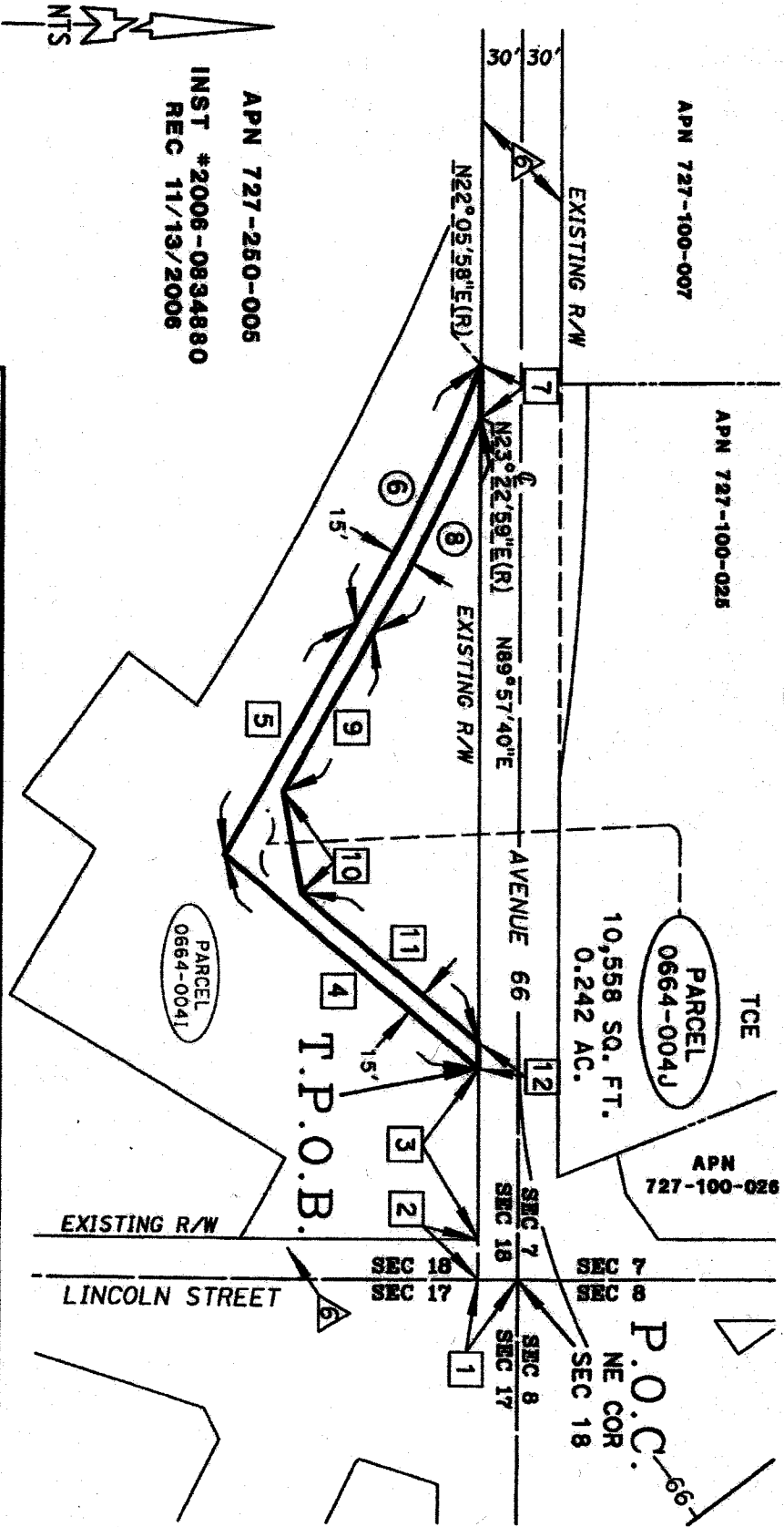
PREPARED UNDER MY SUPERVISION:

  
TREVOR A. LEJA, P.L.S. 8869

20181119  
DATED:



**EXHIBIT "B"**  
 08-RIV-111-PM 18.0/19.0 0664-004 (0664-004J)  
 TEMPORARY CONSTRUCTION EASEMENT



APN 727-100-007

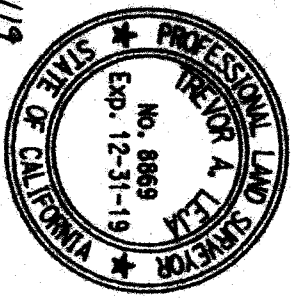
APN 727-100-025

APN 727-100-026

APN 727-250-005  
 INST #2008-0834880  
 REC 11/13/2008

SEC. 18, T. 7 S.,  
 R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931	
PCL No.:	0664-004J
MO No.:	B8-0664
SCALE:	NTS
PREPARED BY:	NG
DATE:	NOVEMBER, 2018
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
PROJECT: 66th AVENUE (GS)	
THIS PLAN IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
APPROVED BY:	<i>[Signature]</i>
DATE:	2018/11/19




# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-004 (0064-004J)  
 TEMPORARY CONSTRUCTION EASEMENT

□ LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 89° 08' 05" E	28.95'
2	S 89° 51' 35" W	30.00'
3	S 89° 57' 40" W	125.00'
4	S 39° 22' 21" W	20.48'
5	N 69° 15' 19" W	105.41'
7	N 89° 57' 40" E	38.74'
9	S 89° 15' 19" E	135.74'
10	N 78° 39' 32" E	75.40'
11	N 39° 22' 21" E	172.46'
12	N 89° 57' 40" E	19.41'

○ CURVE TABLE				
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT
6	1,587.89'	07° 38' 43"	211.78'	105.84'
8	1,602.00'	08° 21' 42"	177.85'	88.93'

RIGHT-OF-WAY INFORMATION:

 HWY 111 &  
 MISC ROADS ALONG  
 SECTION LINES  
 OR 2454/65  
 REC 4/17/1959

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-004J

WO No.: B8-0664

SCALE: N/A

PREPARED BY: NG

DATE: NOVEMBER, 2018

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION

PROJECT: 66th AVENUE (GS)

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: 20181119

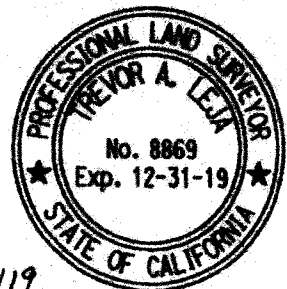


EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-004K

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED NOVEMBER 13, 2006 AS DOCUMENT NUMBER 2006-0834880, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;**

THENCE SOUTH 00°08'05" EAST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 29.95 FEET;

THENCE SOUTH 89°51'55" WEST A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS DESCRIBED BY BOARD OF SUPERVISORS RESOLUTION RECORDED APRIL 15, 1959 IN BOOK 2454, PAGE 65 OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;

THENCE SOUTH 00°08'05" EAST ALONG THE EASTERLY LINE OF SAID PARCEL AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.86 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 60°15'19" WEST A DISTANCE OF 55.66 FEET;

THENCE SOUTH 29°44'41" WEST A DISTANCE OF 190.00 FEET;

THENCE NORTH 60°15'19" WEST A DISTANCE OF 125.64 FEET;

THENCE SOUTH 36°06'00" WEST A DISTANCE OF 89.27 FEET;

THENCE NORTH 53°54'00" WEST A DISTANCE OF 131.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 360.10 FEET AND AN INITIAL RADIAL BEARING OF NORTH 53°54'00" WEST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 73°53'51", AN ARC DISTANCE OF 464.43 FEET;

THENCE SOUTH 37°47'52" EAST A DISTANCE OF 557.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 260.00 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-004K

THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 20°13'37", AN ARC DISTANCE OF 91.79 FEET;

THENCE SOUTH 17°34'14" EAST A DISTANCE OF 73.24 FEET TO THE EASTERLY LINE OF SAID PARCEL AND SAID WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET;

THENCE NORTH 00°08'05" WEST ALONG THE EASTERLY LINE OF SAID PARCEL AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 198.67 FEET;

THENCE NORTH 36°46'14" WEST A DISTANCE OF 556.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 185.08 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 32°57'57", AN ARC DISTANCE OF 106.49 FEET;

THENCE NORTH 89°51'55" EAST A DISTANCE OF 367.99 FEET EASTERLY LINE OF SAID PARCEL AND SAID WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET;

THENCE NORTH 00°08'05" WEST ALONG THE EASTERLY LINE OF SAID PARCEL AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.67 FEET TO THE TRUE POINT OF BEGINNING.


PARCEL CONTAINS 191,318 SQUARE FEET, OR 4.392 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
TREVOR A. LEJA, P.L.S. 8869

  
DATED:





# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-004 (0664-004K)

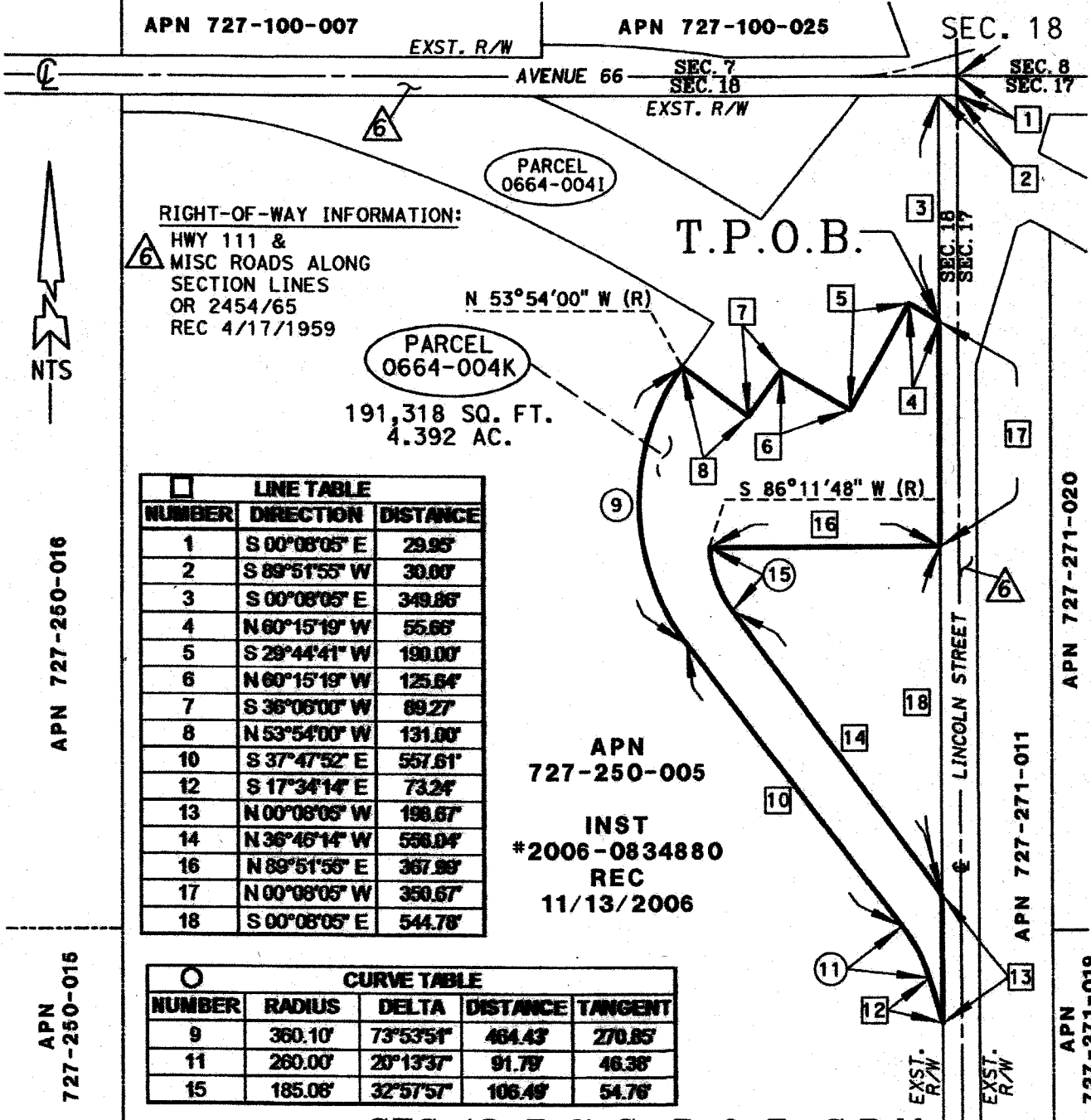
P.O.C.

NE COR.

SEC. 18

APN 727-100-007

APN 727-100-025



**RIGHT-OF-WAY INFORMATION:**

HWY 111 &  
MISC ROADS ALONG  
SECTION LINES  
OR 2454/65  
REC 4/17/1959

N 53°54'00" W (R)

PARCEL  
0664-004K  
191,318 SQ. FT.  
4.392 AC.

T.P.O.B.

S 86°11'48" W (R)

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 00°08'05" E	29.95'
2	S 89°51'55" W	30.00'
3	S 00°08'05" E	349.65'
4	N 60°15'19" W	55.66'
5	S 29°44'41" W	190.00'
6	N 60°15'19" W	125.64'
7	S 36°06'00" W	89.27'
8	N 53°54'00" W	131.00'
10	S 37°47'52" E	557.61'
12	S 17°34'14" E	73.24'
13	N 00°08'05" W	198.67'
14	N 36°46'14" W	550.04'
16	N 89°51'55" E	367.98'
17	N 00°08'05" W	350.67'
18	S 00°08'05" E	544.78'

APN  
727-250-005

INST  
\*2006-0834880  
REC  
11/13/2006

CURVE TABLE				
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT
9	360.10'	73°53'51"	464.43'	270.85'
11	260.00'	20°13'37"	91.77'	46.38'
15	185.08'	32°57'57"	106.49'	54.76'

SEC. 18, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-004K

WO No.: B8-0664

SCALE: NTS

PREPARED BY: DK

DATE: AUGUST, 2018

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

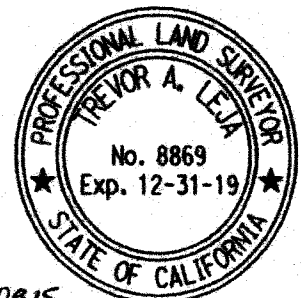
PROJECT: 66th AVENUE (GS)

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:

20190815



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**08-RIV-111-PM 18.0/19.0**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**0664-004L**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED NOVEMBER 13, 2006 AS INSTRUMENT NUMBER 2006-0834880, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;**

**THENCE SOUTH 00°08'05" EAST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 730.48 FEET;**

**THENCE SOUTH 89°51'55" WEST A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT 2006-0834880, SAID EASTERLY LINE ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET (30.00 FOOT WESTERLY HALF-WIDTH) AS DESCRIBED BY BOARD OF SUPERVISORS RESOLUTION RECORDED APRIL 17, 1959 IN BOOK 2454, PAGE 65 OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY AND THE TRUE POINT OF BEGINNING;**

**THENCE SOUTH 00°08'05" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, A DISTANCE OF 15.00 FEET;**

**THENCE SOUTH 89°51'55" WEST, A DISTANCE OF 351.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.08 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 80°47'05" WEST;**

**THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 27°33'14" AN ARC DISTANCE OF 81.79 FEET;**

**THENCE SOUTH 36°46'14" EAST, A DISTANCE OF 535.87 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET;**

**THENCE SOUTH 00°08'05" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET, A DISTANCE OF 25.14 FEET;**

**THENCE NORTH 36°46'14" WEST, A DISTANCE OF 556.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 185.08 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 53°13'51" WEST;**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
TEMPORARY CONSTRUCTION EASEMENT  
0664-004L

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 32°57'57" AN ARC DISTANCE OF 106.49 FEET;

THENCE NORTH 89°51'55" EAST A DISTANCE OF 367.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LINCOLN STREET AND THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 14,998 SQUARE FEET, OR 0.344 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

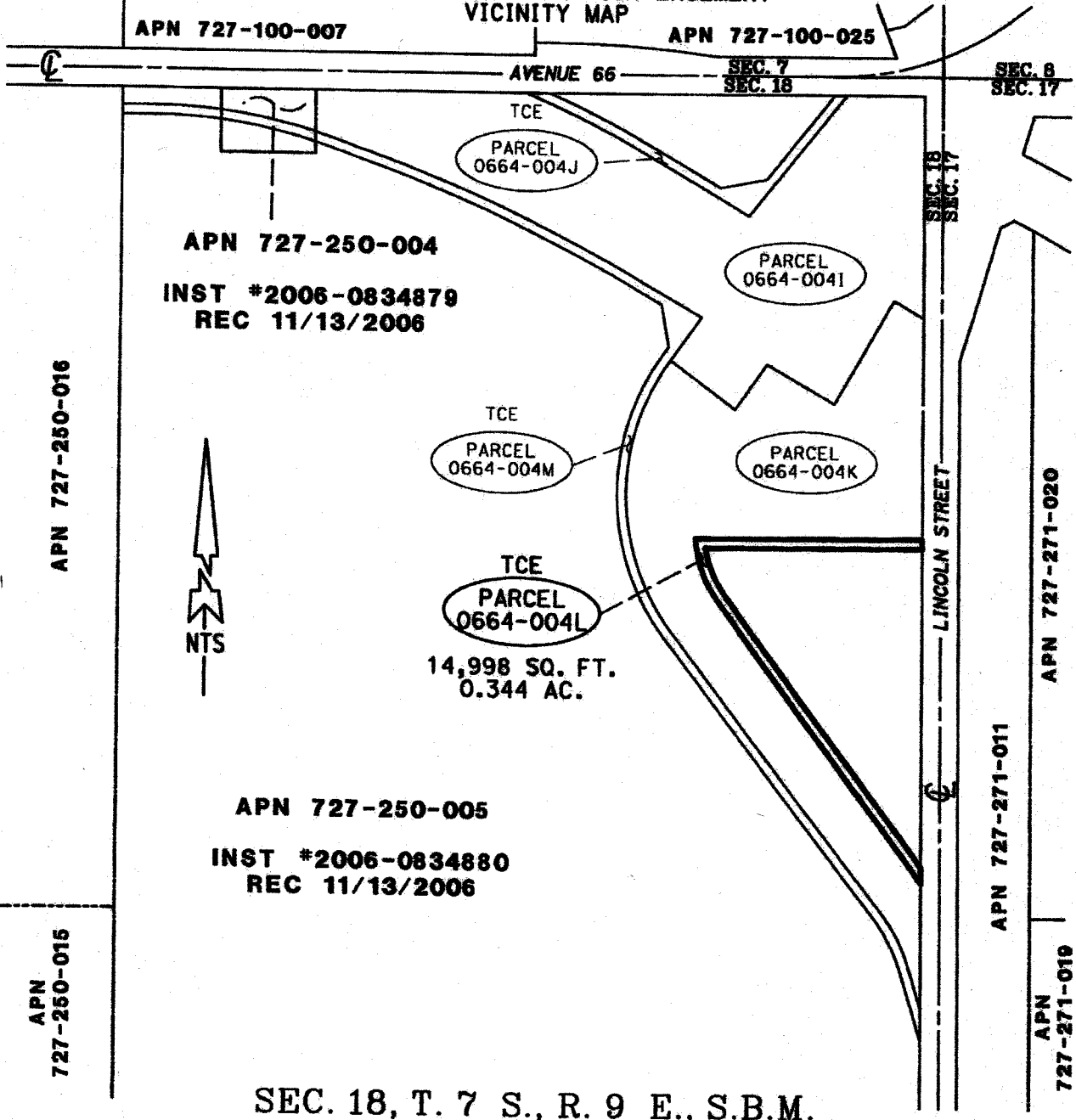
  
\_\_\_\_\_  
TREVOR A. LEJA, P.L.S. 8869

2018/11/19  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

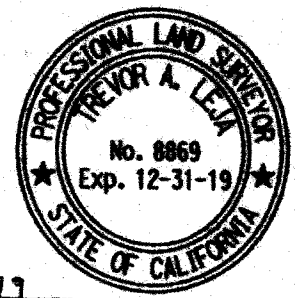
08-RIV-111-PM 18.0/19.0 0664-004 (0664-004L)  
 TEMPORARY CONSTRUCTION EASEMENT  
 VICINITY MAP



SEC. 18, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

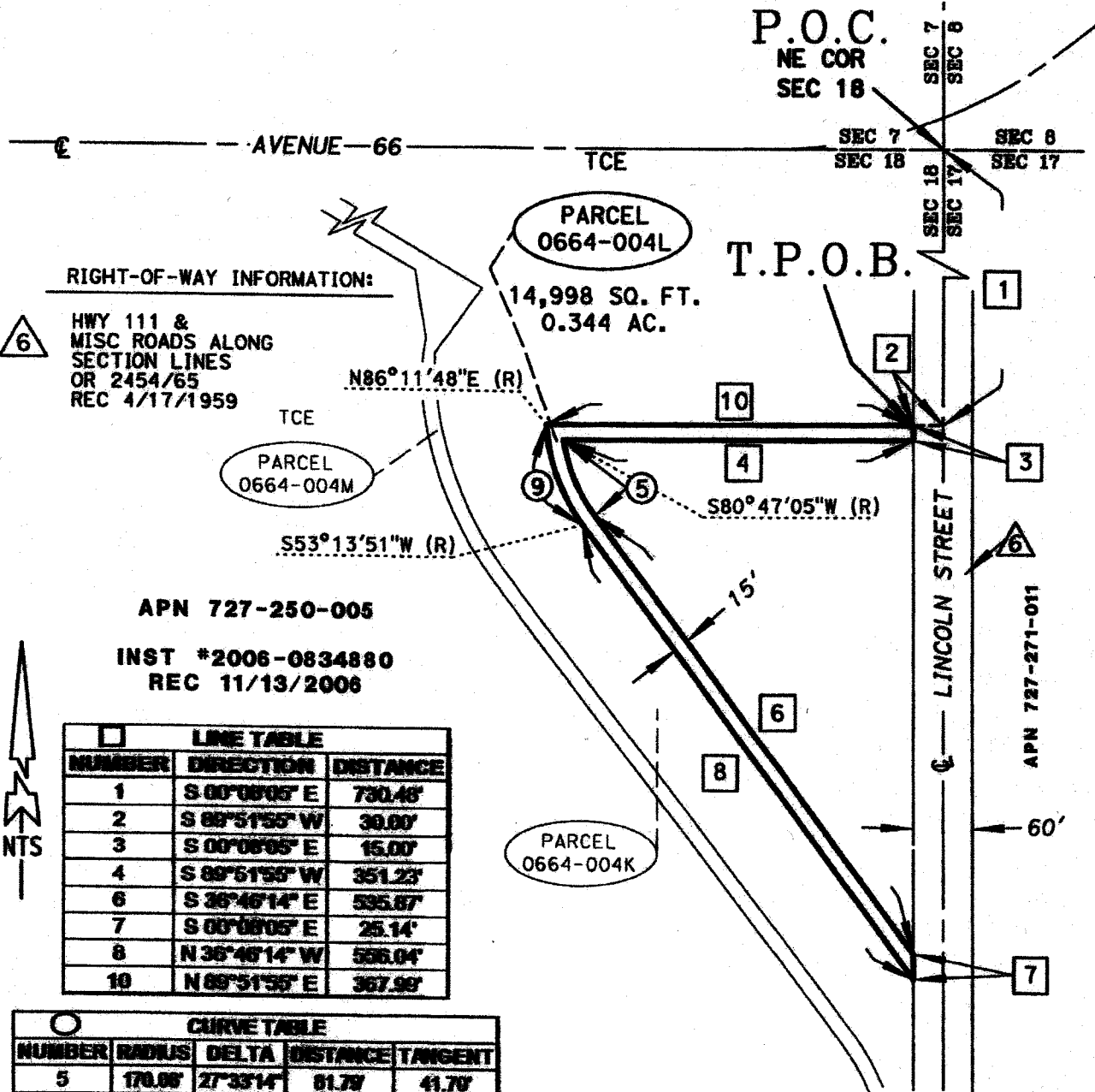
PCL No.: 0664-004L	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B8-0664	PROJECT: 66th AVENUE (GS)
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: NG	
DATE: NOVEMBER, 2018	APPROVED BY: <i>Teddy</i>
SHEET 1 OF 2	DATE: 12/10/18



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-004 (0664-004L)  
 TEMPORARY CONSTRUCTION EASEMENT

P.O.C.  
 NE COR  
 SEC 18



**RIGHT-OF-WAY INFORMATION:**

△ 6  
 HWY 111 &  
 MISC ROADS ALONG  
 SECTION LINES  
 OR 2454/65  
 REC 4/17/1959

APN 727-250-005

INST \*2006-0834880  
 REC 11/13/2006

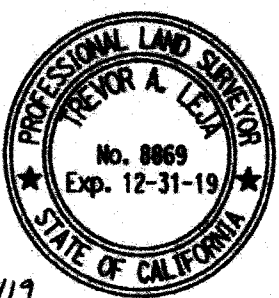
LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 00°00'05" E	730.48'
2	S 89°51'55" W	30.00'
3	S 00°00'05" E	15.00'
4	S 89°51'55" W	351.23'
6	S 36°48'14" E	535.87'
7	S 00°00'05" E	25.14'
8	N 36°48'14" W	556.04'
10	N 89°51'55" E	367.99'

CURVE TABLE				
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT
5	170.00'	27°33'14"	81.79'	41.70'
9	185.00'	32°57'57"	108.48'	54.78'

SEC. 18, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-004L	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B8-0664	PROJECT: 66th AVENUE (GS)
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: NG	APPROVED BY: <i>[Signature]</i>
DATE: NOVEMBER, 2018	DATE: 10/8/19
SHEET 2 OF 2	



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**08-RIV-111-PM 18.0/19.0**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**0664-004M**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED NOVEMBER 13, 2006 AS INSTRUMENT NUMBER 2006-0834879 AND A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED NOVEMBER 13, 2006 AS INSTRUMENT NUMBER 2006-0834880 (HEREAFTER REFERRED TO AS PARCEL "B"), OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;**

**THENCE SOUTH 00°08'05" EAST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 29.95 FEET;**

**THENCE SOUTH 89°51'55" WEST A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN INSTRUMENT 2006-0834880, SAID CORNER ALSO BEING A POINT OF INTERSECTION BETWEEN THE WESTERLY RIGHT-OF-WAY LINE OF LINCOLN STREET (30.00 FOOT WESTERLY HALF-WIDTH) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE 66 (30.00 FOOT SOUTHERLY HALF-WIDTH) AS DESCRIBED BY BOARD OF SUPERVISORS RESOLUTION RECORDED APRIL 17, 1959 IN BOOK 2454, PAGE 65 OFFICIAL RECORDS OF SAID RECORDER OF RIVERSIDE COUNTY;**

**THENCE SOUTH 89°57'40" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,293.25 TO THE WESTERLY LINE OF SAID PARCEL "B";**

**THENCE SOUTH 00°02'43" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 28.00 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE NORTH 89°57'40" EAST, A DISTANCE OF 67.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 800.00 FEET;**

**THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°42'12", AN ARC DISTANCE OF 275.11 FEET;**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
TEMPORARY CONSTRUCTION EASEMENT  
0684-004M

THENCE SOUTH  $70^{\circ}20'07''$  EAST, A DISTANCE OF 103.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2500.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $10^{\circ}04'48''$ , AN ARC DISTANCE OF 439.83 FEET;

THENCE SOUTH  $60^{\circ}15'19''$  EAST, A DISTANCE OF 115.87 FEET;

THENCE SOUTH  $36^{\circ}06'00''$  WEST, A DISTANCE OF 84.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.10 FEET;

THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $73^{\circ}53'51''$ , AN ARC DISTANCE OF 464.43 FEET;

THENCE SOUTH  $37^{\circ}47'52''$  EAST, A DISTANCE OF 557.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $20^{\circ}13'37''$ , AN ARC DISTANCE OF 91.79 FEET;

THENCE SOUTH  $17^{\circ}34'14''$  EAST, A DISTANCE OF 73.24 FEET TO THE EASTERLY LINE OF SAID PARCEL "B";

THENCE SOUTH  $00^{\circ}08'05''$  EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 50.06 FEET;

THENCE NORTH  $17^{\circ}34'14''$  WEST, A DISTANCE OF 121.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 245.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $20^{\circ}13'37''$ , AN ARC DISTANCE OF 86.49 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
TEMPORARY CONSTRUCTION EASEMENT  
0664-004M

THENCE NORTH 37°47'52" WEST, A DISTANCE OF 557.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 375.10 FEET;

THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°53'51", AN ARC DISTANCE OF 483.78 FEET;

THENCE NORTH 36°06'00" EAST, A DISTANCE OF 15.12 FEET;

THENCE NORTH 10°00'45" WEST, A DISTANCE OF 68.34 FEET

THENCE NORTH 60°15'19" WEST, A DISTANCE OF 49.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2485.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'48", AN ARC DISTANCE OF 437.19 FEET;

THENCE NORTH 70°20'07" WEST, A DISTANCE OF 103.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 785.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°42'12", AN ARC DISTANCE OF 269.95 FEET;

THENCE SOUTH 89°57'40" WEST, A DISTANCE OF 67.15 FEET TO THE WESTERLY LINE OF SAID PARCEL "B";

THENCE NORTH 00°02'43" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 35,553 SQUARE FEET, OR 0.816 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 1.000022931 TO OBTAIN GROUND DISTANCE.



EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
TEMPORARY CONSTRUCTION EASEMENT  
0664-004M

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

PREPARED UNDER MY SUPERVISION:



TREVOR A. LEJA, P.L.S. 8869

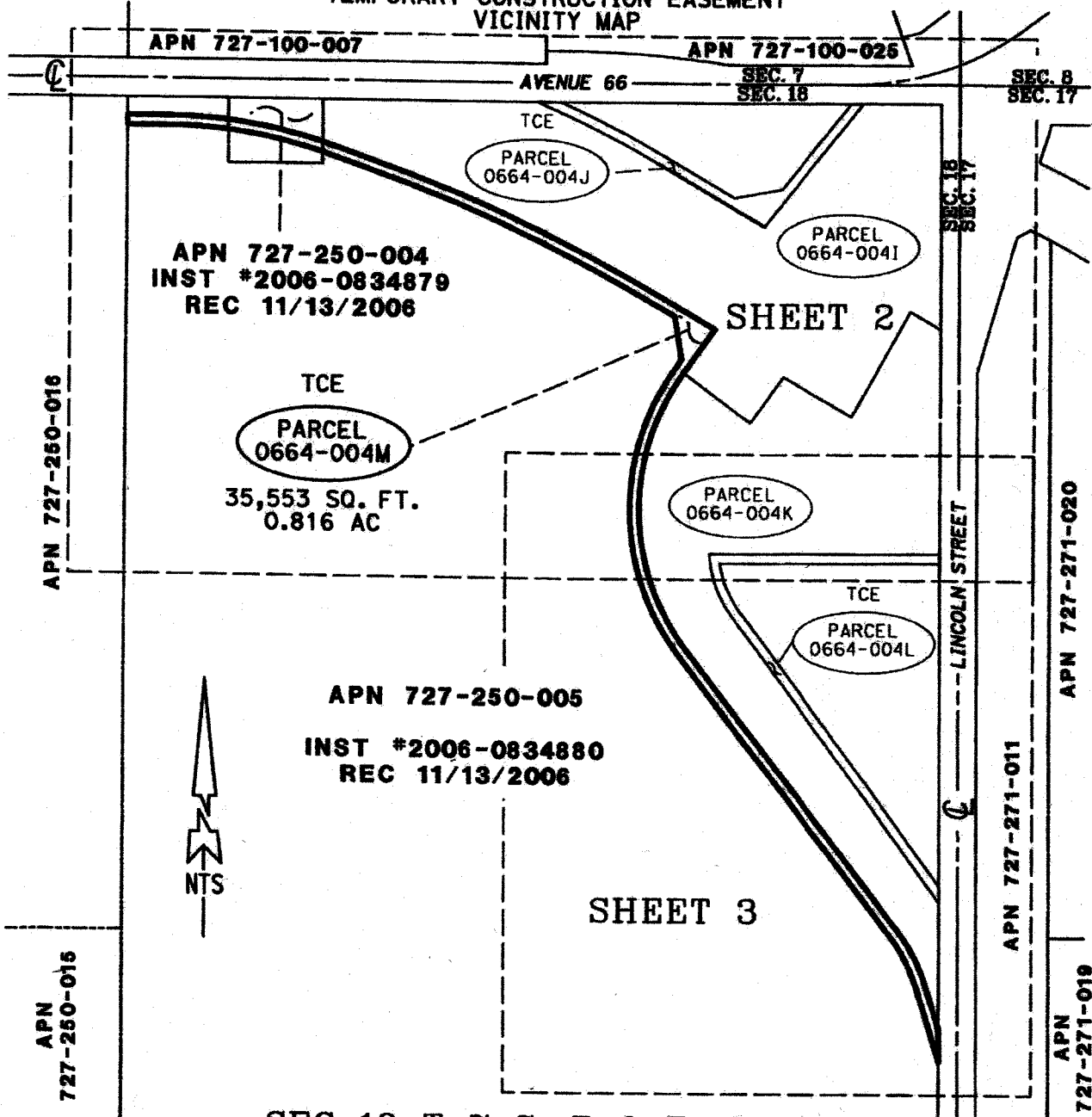
2018 1119

DATED:



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-004 (0664-004M)  
 TEMPORARY CONSTRUCTION EASEMENT  
 VICINITY MAP



SEC. 18, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-004M

WO No.: B8-0664

SCALE: NTS

PREPARED BY: NG

DATE: NOVEMBER, 2018

SHEET 1 OF 3

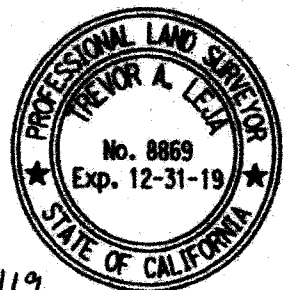
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION

PROJECT: 66th AVENUE (GS)

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

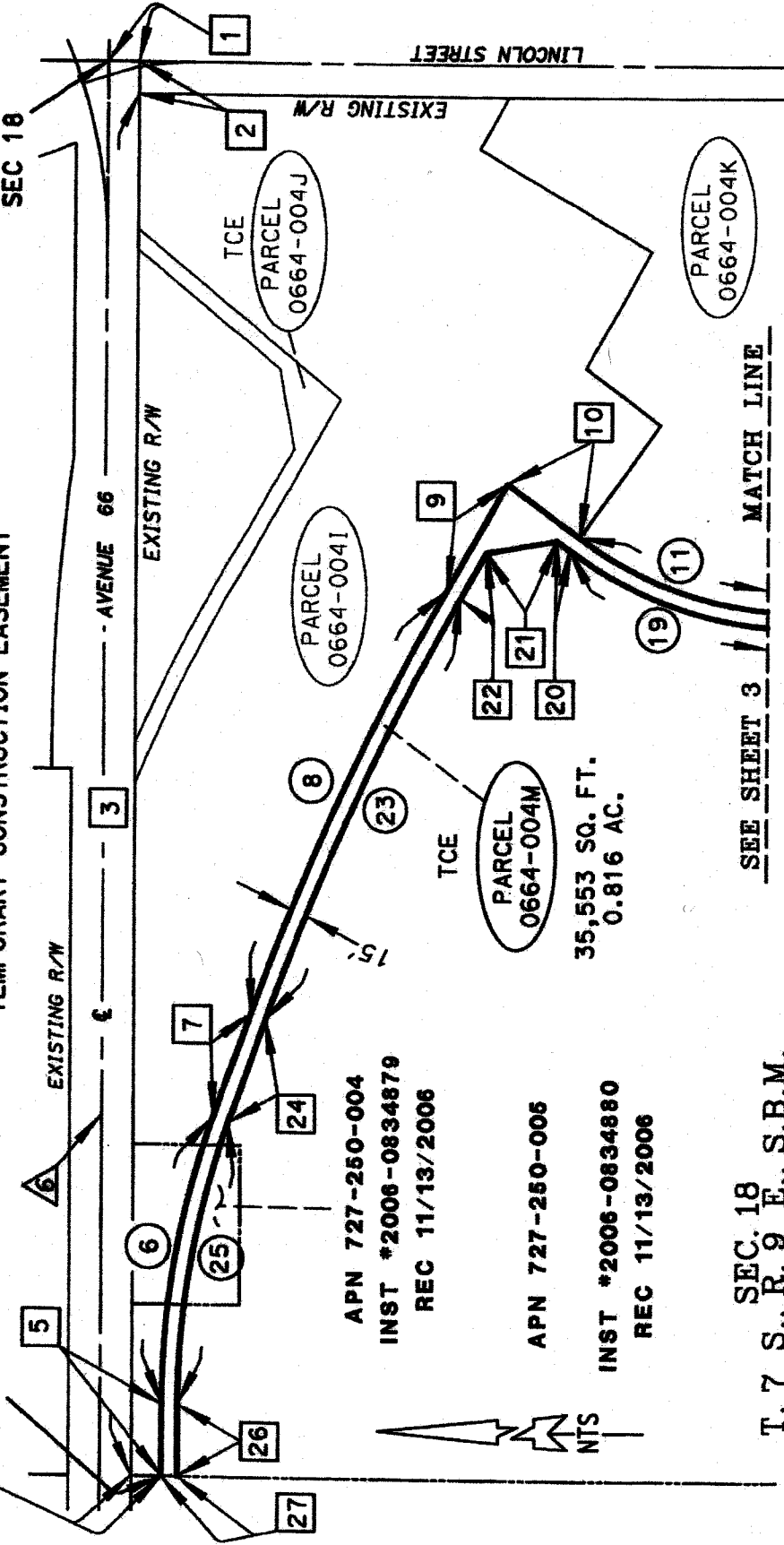
APPROVED BY:

DATE: 20181119



**EXHIBIT "B"**  
**P.O.C.**  
 NE COR  
 SEC 18

**T.P.O.B.** 08-RIV-111-PM 18.0/19.0 0664-004 (0664-004M)  
 TEMPORARY CONSTRUCTION EASEMENT



APN 727-250-004  
 INST \*2006-0834879  
 REC 11/13/2006

APN 727-250-005  
 INST \*2006-0834880  
 REC 11/13/2006

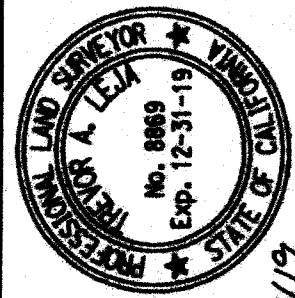
35,553 SQ. FT.  
 0.816 AC.

**SEC. 18**  
 T. 7 S., R. 9 E., S.B.M.

**RIGHT-OF-WAY INFORMATION:**

△ HWY 111 &  
 MISC ROADS ALONG  
 SECTION LINES  
 OR 2454/65  
 REC 4/17/1959

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931	
PCL No.: 0664-004M	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B8-0664	PROJECT: 66th AVENUE (GS)
SCALE: NTS	THIS PLAN IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: NG	APPROVED BY: <i>[Signature]</i>
DATE: NOVEMBER, 2018	DATE: 2/28/19
SHEET 2 OF 3	



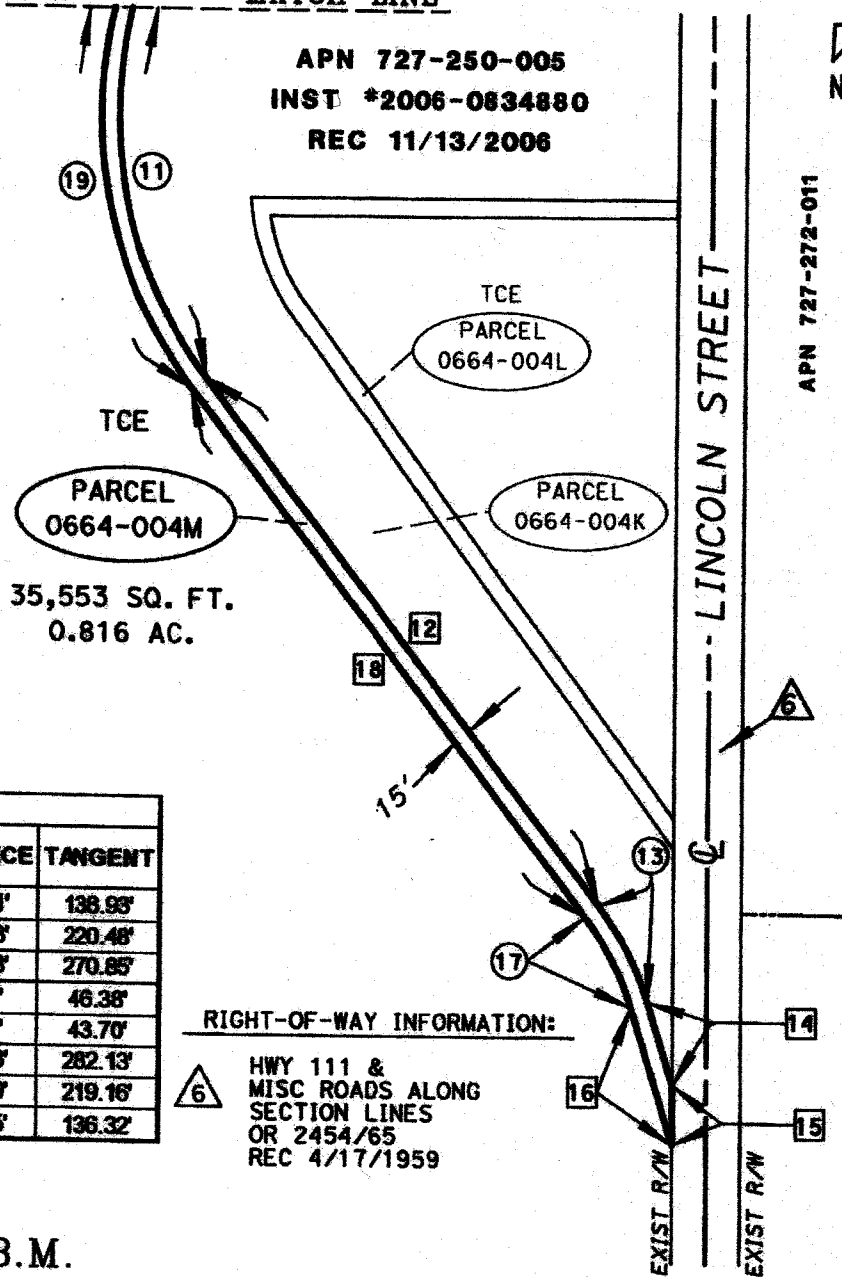
# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-004 (0664-004M)  
 TEMPORARY CONSTRUCTION EASEMENT

SEE SHEET 2 MATCH LINE

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 00°08'06" E	29.95'
2	S 89°51'56" W	30.00'
3	S 89°57'40" W	1,293.25'
4	S 00°02'43" W	28.00'
5	N 89°57'40" E	67.13'
7	S 78°20'07" E	103.39'
9	S 90°15'19" E	115.87'
10	S 39°06'00" W	84.74'
12	S 37°47'52" E	557.61'
14	S 17°34'14" E	73.24'
15	S 00°06'06" E	50.06'
16	N 17°34'14" W	121.00'
18	N 37°47'52" W	557.61'
20	N 39°06'00" E	15.12'
21	N 10°00'45" W	66.34'
22	N 00°15'19" W	49.55'
24	N 78°20'07" W	103.39'
26	S 89°57'40" W	67.15'
27	N 00°02'43" E	15.00'

CURVE TABLE				
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT
6	800.00'	19°42'12"	275.11'	138.93'
8	2,500.00'	10°04'48"	439.83'	220.48'
11	360.10'	73°53'51"	464.43'	270.85'
13	280.00'	20°13'37"	91.79'	46.38'
17	245.00'	20°13'37"	86.49'	43.70'
19	375.10'	73°53'51"	483.78'	282.13'
23	2,485.00'	10°04'48"	437.19'	219.16'
25	785.00'	19°42'12"	269.95'	136.32'



35,553 SQ. FT.  
 0.816 AC.

RIGHT-OF-WAY INFORMATION:  
 HWY 111 &  
 MISC ROADS ALONG  
 SECTION LINES  
 OR 2454/65  
 REC 4/17/1959

SEC. 18  
 T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-004M	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B8-0664	
SCALE: NTS	PROJECT: 66th AVENUE (GS)
PREPARED BY: NG	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: NOVEMBER, 2018	APPROVED BY: <i>[Signature]</i>
SHEET 3 OF 3	DATE: 2018/11/19



**Parcel Nos. 0664-007E, 0664-007F, 0664-007H,  
0664-007I, 0664-007J, and 0664-007K**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-007E

BEING A PORTION OF PARCEL 5 OF TRUSTEE'S DEED UPON SALE RECORDED NOVEMBER 17, 2009 AS DOCUMENT NUMBER 2009-0594042, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;

THENCE SOUTH  $00^{\circ}08'05''$  EAST ALONG THE WESTERLY LINE OF SAID SECTION 17, A DISTANCE OF 421.74 FEET;

THENCE NORTH  $89^{\circ}51'55''$  EAST A DISTANCE OF 149.99 FEET TO THE WESTERLY LINE OF SAID PARCEL 5, ALSO BEING A POINT ON THE EASTERLY LINE OF THE COACHELLA VALLEY COUNTY WATER DISTRICT (CVWD) PARCEL AS DESCRIBED IN DEED RECORDED JUNE 20, 1958 ON FILE IN BOOK 2289, PAGES 401-403 RECORDS OF SAID RECORDER, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 900.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH  $34^{\circ}31'45''$  WEST, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $15^{\circ}45'30''$ , AN ARC DISTANCE OF 247.53 FEET;

THENCE SOUTH  $27^{\circ}14'56''$  WEST A DISTANCE OF 17.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,414.27 FEET AND AN INITIAL BEARING OF SOUTH  $20^{\circ}17'55''$  WEST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $9^{\circ}07'43''$ , AN ARC DISTANCE OF 225.33 FEET;

THENCE NORTH  $58^{\circ}59'51''$  EAST A DISTANCE OF 50.96 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 111 (60.00 FOOT SOUTHWESTERLY HALF-WIDTH) DESCRIBED AS PARCEL 1 IN DEED RECORDED FEBRUARY 2, 1948 ON FILE IN BOOK 891, PAGE 219, RECORDS OF SAID RECORDER;

THENCE SOUTH  $36^{\circ}08'33''$  EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 269.93 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-007E

THENCE SOUTH 89°51'55" WEST A DISTANCE OF 631.29 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 5, ALSO BEING THE EASTERLY LINE OF SAID COACHELLA VALLEY WATER DISTRICT (CVWD) PARCEL;

THENCE NORTH 00°08'05" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 380.27 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 141,957 SQUARE FEET, OR 3.259 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



TREVOR A. LEJA, P.L.S. 8869

2018 08 29

DATED:

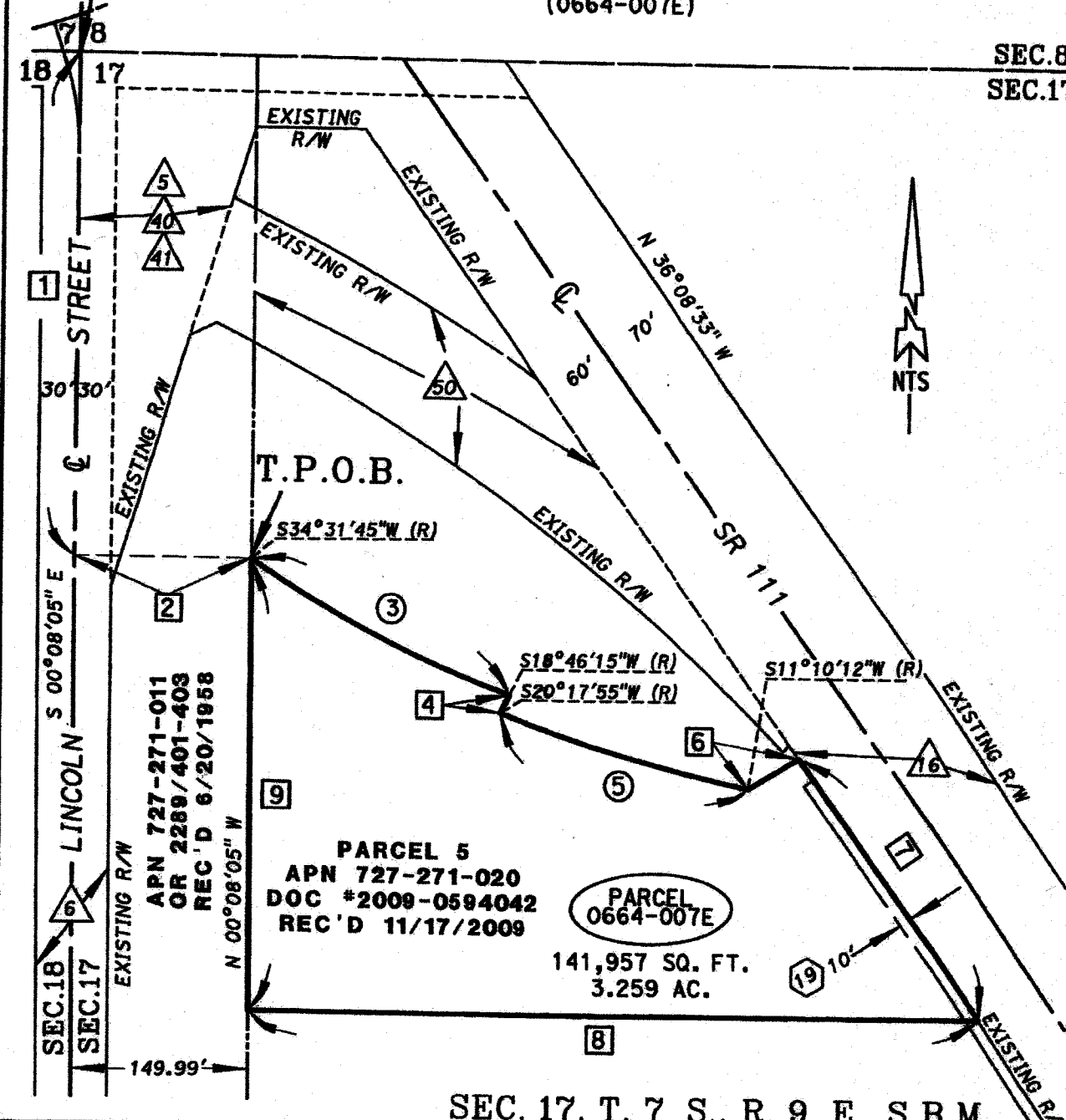


P.O.C.  
NW COR. SEC. 17

# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-007  
(0664-007E)

SEC. 8  
SEC. 17



SEC. 17, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007E  
WO No.: B8-0664  
SCALE: NTS  
PREPARED BY: NG  
DATE: AUGUST, 2018  
SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: 66th AVENUE (GS)  
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: 2/16/0829





# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-007 (0664-007E)

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 00°08'05" E	421.74'
2	N 89°51'55" E	149.89'
4	S 27°14'58" W	17.25'
6	N 58°59'51" E	50.96'
7	S 36°08'33" E	269.93'
8	S 89°51'55" W	631.29'
9	N 00°08'05" W	380.27'

CURVE TABLE				
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT
3	900.00'	15°45'30"	247.53'	124.55'
5	1,414.27'	9°07'43"	225.33'	112.90'

### RIGHT-OF-WAY INFORMATION:

- 5 HWY 111  
 PARCEL 2  
 O.R. 891/219  
 REC 2/2/1948
- 6 HWY 111 &  
 MISC ROADS ALONG  
 SECTION LINES  
 OR 2454/65  
 REC 4/17/1959
- 16 HWY 111  
 PARCEL 1  
 O.R. 891/219  
 REC 2/2/1948
- 40 HWY 111 &  
 LINCOLN ST  
 O.R. 1122/305-37  
 REC 9/11/1949
- 41 HWY 111 &  
 LINCOLN ST  
 O.R. 1082/406-409  
 REC 6/7/1949
- 50 GRANT DEED  
 INST. #144094  
 REC. 4/28/1997

### EASEMENT NOTES:

- 19 USA EASEMENT (NO  
 WIDTH GIVEN) FOR 30" PIPE  
 PER O.R. 1235/235-239  
 REC 1/15/1951

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007E

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: B8-0664

PROJECT: 66th AVENUE (GS)

SCALE: N/A

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: NG

DATE: AUGUST, 2018

APPROVED BY:

DATE: 2/28/2019

SHEET 2 OF 2

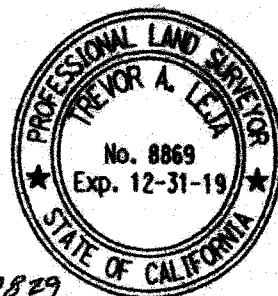


EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
08-RIV-111-PM 18.0/19.0  
0664-007F

BEING A PORTION OF PARCEL 5 OF TRUSTEE'S DEED UPON SALE RECORDED NOVEMBER 17, 2009 AS INSTRUMENT NUMBER 2009-0594042, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;

THENCE SOUTH 00°08'05" EAST ALONG THE WESTERLY LINE OF SAID SECTION 17, A DISTANCE OF 421.74 FEET;

THENCE NORTH 89°51'55" EAST A DISTANCE OF 149.99 FEET TO THE WESTERLY LINE OF SAID PARCEL 5, ALSO BEING A POINT ON THE EASTERLY LINE OF THE COACHELLA VALLEY COUNTY WATER DISTRICT (CVCWD) PARCEL DESCRIBED IN DEED RECORDED JUNE 20, 1958 ON FILE IN BOOK 2289, PAGES 401 THROUGH 403, INCLUSIVE, RECORDS OF SAID RECORDER;

THENCE SOUTH 00°08'05" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 380.27 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°51'55" EAST, A DISTANCE OF 631.29 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 111 DESCRIBED IN DEED RECORDED FEBRUARY 2, 1948 IN BOOK 891, PAGE 219, OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER;

THENCE SOUTH 36°08'33" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 18.54 FEET, TO A POINT PARALLEL WITH AND DISTANT 15.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY PROLONGATION OF THE AFOREMENTIONED LINE;

THENCE SOUTH 89°51'55" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 642.19 FEET TO THE WESTERLY LINE OF SAID PARCEL 5;

THENCE NORTH 00°08'05" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 9,551 SQUARE FEET, OR 0.219 ACRES MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
08-RIV-111-PM 18.0/19.0  
0664-007F

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
TREVOR A. LEJA, P.L.S. 8869

2018/11/19  
\_\_\_\_\_  
DATED:



P.O.C.

NW COR. SEC. 17

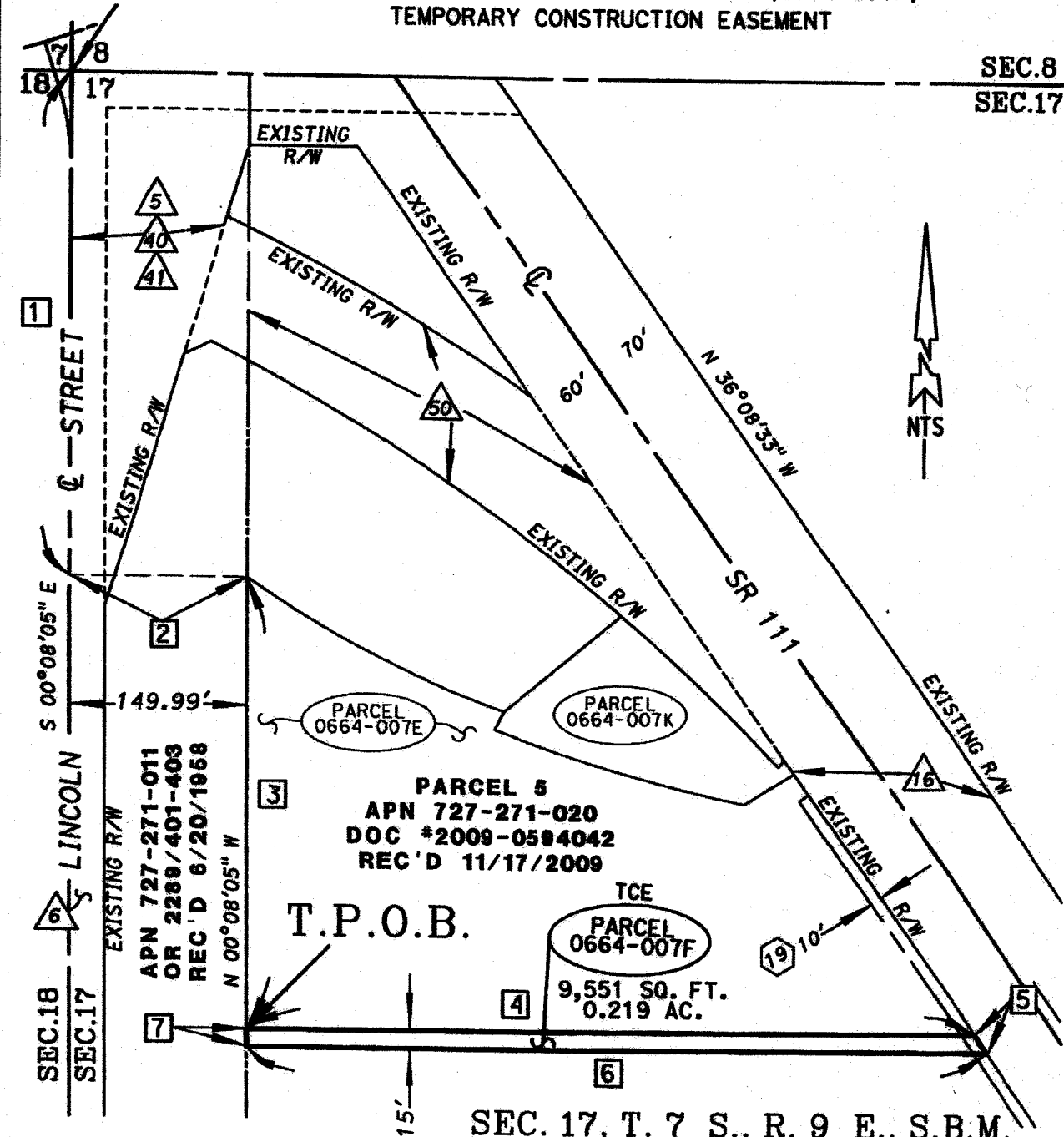
# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-007 (0664-007F)

TEMPORARY CONSTRUCTION EASEMENT

SEC.8

SEC.17



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PARCEL 5  
 APN 727-271-020  
 DOC #2009-0584042  
 REC'D 11/17/2009  
 T.P.O.B.  
 TCE  
 PARCEL 0664-007F  
 9,551 SQ. FT.  
 0.219 AC.

SEC. 17, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007F
WO No.: B8-0664
SCALE: NTS
PREPARED BY: NG
DATE: NOVEMBER, 2018
SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION  
 PROJECT: 66th AVENUE (GS)  
 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: *T. Lacy* DATE: 2018 11 19



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-007 (0664-007F)  
 TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 00°08'05" E	421.74'
2	N 89°51'55" E	140.89'
3	S 00°08'05" E	380.27'
4	N 89°51'55" E	631.20'
5	S 28°08'33" E	18.54'
6	S 89°51'55" W	642.19'
7	N 00°08'05" W	15.00'

## RIGHT-OF-WAY INFORMATION:

- 5 HWY 111  
PARCEL 2  
O.R. 891/219  
REC 2/2/1948
- 6 HWY 111 &  
MISC ROADS ALONG  
SECTION LINES  
OR 2454/65  
REC 4/17/1959
- 16 HWY 111  
PARCEL 1  
O.R. 891/219  
REC 2/2/1948
- 40 HWY 111 &  
LINCOLN ST  
O.R. 1122/305-37  
REC 9/11/1949
- 41 HWY 111 &  
LINCOLN ST  
O.R. 1082/406-409  
REC 6/7/1949
- 50 GRANT DEED  
INST. #144094  
REC. 4/28/1997

## EASEMENT NOTES:

- 19 USA EASEMENT (NO  
WIDTH GIVEN) FOR 30" PIPE  
PER O.R. 1235/235-239  
REC 1/15/1951

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007F

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: B8-0664

PROJECT: 66th AVENUE (GS)

SCALE: N/A

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

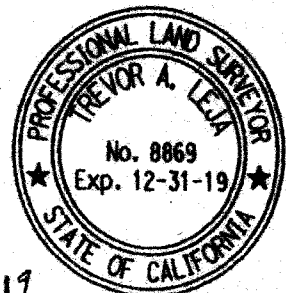
PREPARED BY: NG

DATE: NOVEMBER, 2018

APPROVED BY: 

DATE: 

SHEET 2 OF 2



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**08-RIV-111-PM 18.0/19.0**  
**0664-007H**

BEING A PORTION OF PARCEL 5 OF TRUSTEE'S DEED UPON SALE RECORDED NOVEMBER 17, 2009 AS INSTRUMENT NUMBER 2009-0594042, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;**

**THENCE SOUTH 00°08'05" EAST ALONG THE WESTERLY LINE OF SAID SECTION 17, A DISTANCE OF 421.74 FEET;**

**THENCE NORTH 89°51'55" EAST A DISTANCE OF 149.99 FEET TO THE WESTERLY LINE OF SAID PARCEL 5, ALSO BEING A POINT ON THE EASTERLY LINE OF THE COACHELLA VALLEY COUNTY WATER DISTRICT (CVCWD) PARCEL DESCRIBED IN DEED RECORDED JUNE 20, 1958 ON FILE IN BOOK 2289, PAGES 401 THROUGH 403, INCLUSIVE, RECORDS OF SAID RECORDER, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 900.00 FEET AND AN INITIAL BEARING OF SOUTH 34°31'45" WEST, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;**

**THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15°45'30", AN ARC DISTANCE OF 247.53 FEET, TO A POINT THAT INTERSECTS A RADIAL BEARING OF SOUTH 18°46'15" WEST FOR SAID CURVE;**

**THENCE NORTH 51°11'42" EAST A DISTANCE OF 130.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 111 DESCRIBED IN DEED RECORDED APRIL 28, 1997 AS INSTRUMENT NUMBER 144094, OFFICIAL RECORDS OF SAID RECORDER, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,749.98 FEET AND AN INITIAL BEARING OF NORTH 39°30'47" EAST;**

**THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 0°30'07", AN ARC DISTANCE OF 15.33 FEET, TO A POINT ON SAID RIGHT OF WAY LINE THAT INTERSECTS A LINE THAT IS PARALLEL TO, AND DISTANT NORTHWESTERLY 15.00 FEET PERPENDICULAR FROM SAID AFOREMENTIONED 130.25 FOOT LINE;**

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
08-RIV-111-PM 18.0/19.0  
0664-007H

THENCE SOUTH 51°11'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 118.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 885.00 FEET AND AN INITIAL BEARING OF SOUTH 19°18'10" WEST SAID CURVE ALSO BEING PARALLEL, DISTANT NORTHEASTERLY 15.00 FEET PERPENDICULAR FROM SAID AFOREMENTIONED 900.00 FOOT RADIUS CURVE;

THENCE NORTHWESTERLY ALONG SAID PARALLEL AND NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15°54'02", AN ARC DISTANCE OF 245.60 FEET TO THE WESTERLY LINE OF SAID PARCEL 5;

THENCE SOUTH 00°08'05" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL 5, A DISTANCE OF 18.31 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 5,566 SQUARE FEET, OR 0.128 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
TREVOR A. LEJA, P.L.S. 8869

2018/11/19  
\_\_\_\_\_  
DATED:



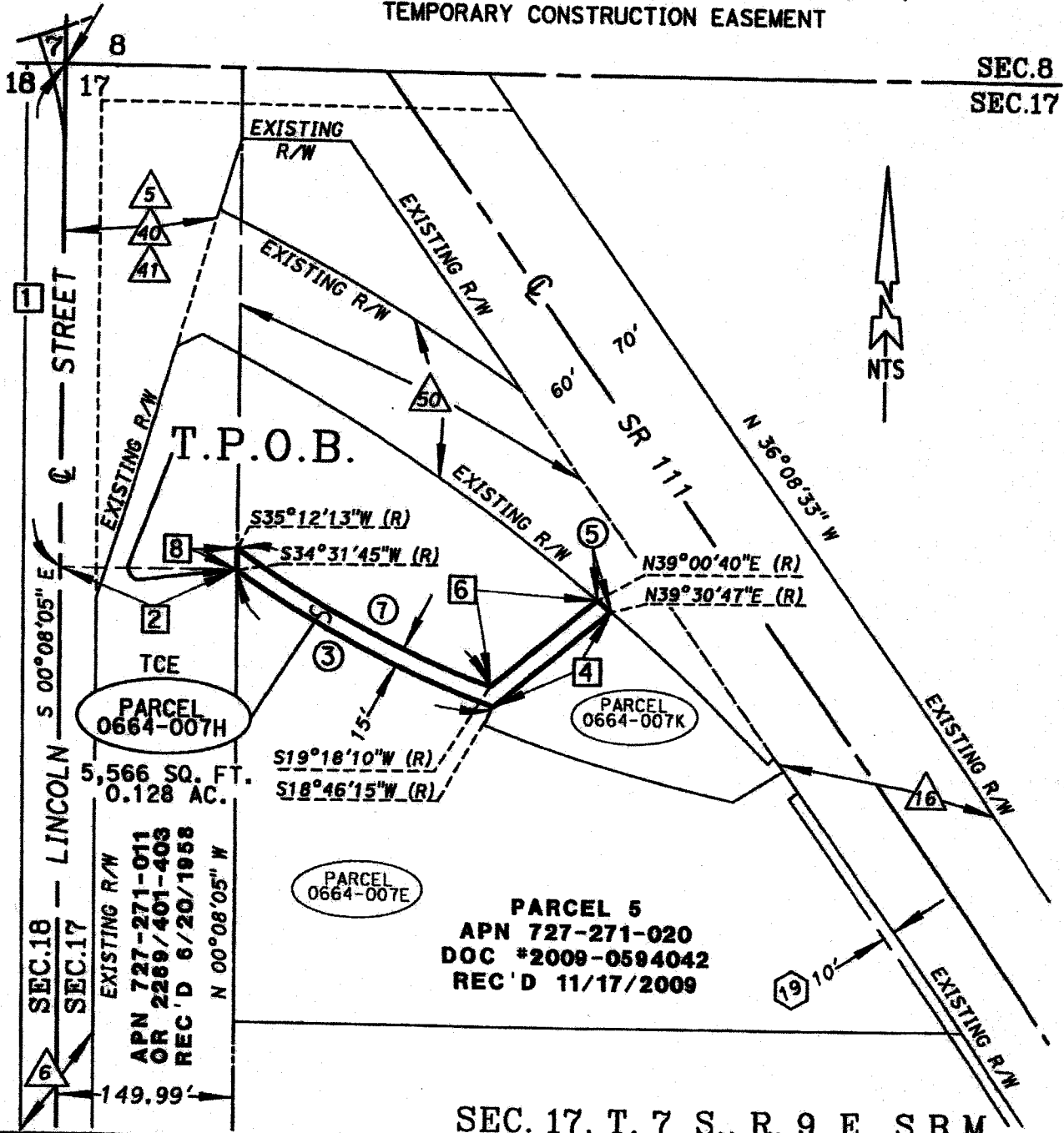
P.O.C.

NW COR. SEC. 17

EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-007 (0664-007H)  
TEMPORARY CONSTRUCTION EASEMENT

SEC. 8  
SEC. 17



SEC. 17, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007H

WO No.: B8-0664

SCALE: NTS

PREPARED BY: NG

DATE: NOVEMBER, 2018

SHEET 1 OF 2

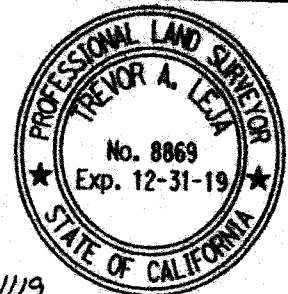
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: 66th AVENUE (GS)

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:



APPROVED BY: *[Signature]* DATE: *12/31/19*



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-007 (0664-007H)  
TEMPORARY CONSTRUCTION EASEMENT

□ LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 00°08'05" E	421.74'
2	N 89°51'55" E	149.99'
4	N 51°11'42" E	130.25'
6	S 51°11'42" W	118.79'
8	S 00°08'05" E	18.31'

○ CURVE TABLE				
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT
3	900.00'	15°45'30"	247.53'	124.55'
5	1749.98'	00°30'07"	15.33'	7.67'
7	885.00'	15°54'02"	245.60'	123.60'

**RIGHT-OF-WAY INFORMATION:**

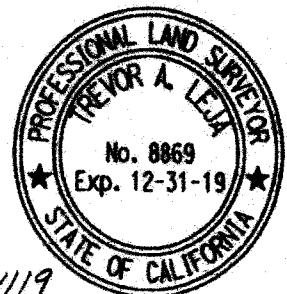
- △ 5 HWY 111  
PARCEL 2  
O.R. 891/219  
REC 2/2/1948
- △ 6 HWY 111 &  
MISC ROADS ALONG  
SECTION LINES  
OR 2454/65  
REC 4/17/1959
- △ 16 HWY 111  
PARCEL 1  
O.R. 891/219  
REC 2/2/1948
- △ 40 HWY 111 &  
LINCOLN ST  
O.R. 1122/305-37  
REC 9/11/1949
- △ 41 HWY 111 &  
LINCOLN ST  
O.R. 1082/406-409  
REC 6/7/1949
- △ 50 GRANT DEED  
INST. #144094  
REC. 4/28/1997

**EASEMENT NOTES:**

- ⬡ 19 USA EASEMENT (NO WIDTH  
GIVEN) FOR 30" PIPE  
PER O.R. 1235/235-239  
REC 1/15/1951

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007H	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B8-0664	PROJECT: 66th AVENUE (GS)
SCALE: N/A	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: NG	
DATE: NOVEMBER, 2018	
SHEET 2 OF 2	APPROVED BY:  DATE: 2/28/19



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**08-RIV-111-PM 18.0/19.0**  
**0664-0071**

**BEING A PORTION OF PARCEL 5 OF TRUSTEE'S DEED UPON SALE RECORDED NOVEMBER 17, 2009 AS DOCUMENT NUMBER 2009-0594042, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;**

**THENCE SOUTH 89°52'12" EAST ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 150.00 FEET TO THE EASTERLY LINE OF THE WESTERLY 150.00 FEET OF SAID NORTHWEST QUARTER;**

**THENCE SOUTH 00°08'05" EAST A DISTANCE OF 59.22 FEET TO THE NORTHERLY LINE OF SAID PARCEL 5, SAID NORTHERLY LINE ALSO BEING A POINT ON THE EASTERLY LINE OF PARCEL 2 AS CONVEYED TO THE STATE OF CALIFORNIA PER DEED RECORDED FEBRUARY 2, 1948 IN BOOK 891, PAGE 219 OF OFFICIAL RECORDS OF SAID COUNTY AND THE SOUTHERLY LINE OF PARCEL NO. 26030-1 AS CONVEYED TO THE STATE OF CALIFORNIA PER FINAL ORDER OF CONDEMNATION RECORDED JULY 26, 2001 AS INSTRUMENT NUMBER 2001-348278, OFFICIAL RECORDS OF SAID COUNTY;**

**THENCE SOUTH 89°52'12" EAST ALONG SAID NORTHERLY LINE OF SAID PARCEL 5 AND THE SOUTHERLY LINE OF SAID PARCEL 26030-1, A DISTANCE OF 92.34 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 111 (HAVING A SOUTHWESTERLY 60.00 FOOT HALF-WIDTH) AS DESCRIBED IN DEED RECORDED FEBRUARY 2, 1948 IN BOOK 891, PAGES 219 AND 220, OFFICIAL RECORDS OF SAID RECORDER AND THE TRUE POINT OF BEGINNING;**

**THENCE SOUTH 36°08'33" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 255.52 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN DEED RECORDED APRIL 28, 1997 AS INSTRUMENT NUMBER 144094, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,849.98 FEET AND AN INITIAL RADIAL BEARING OF NORTH 33°57'57" EAST;**

**THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0864-0071

1°44'50", AN ARC DISTANCE OF 56.41 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 80.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID STATE ROUTE 111;

THENCE NORTH 36°08'33" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 217.45 FEET TO THE TO THE NORTHERLY LINE OF SAID PARCEL 5 AND THE SOUTHERLY LINE OF SAID PARCEL 26030-1;

THENCE SOUTH 89°52'12" EAST ALONG SAID NORTHERLY LINE OF SAID PARCEL 5 AND THE SOUTHERLY LINE OF SAID PARCEL 26030-1, A DISTANCE OF 24.81 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 4,722 SQUARE FEET, OR 0.108 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 1.000022931 TO OBTAIN GROUND DISTANCE.

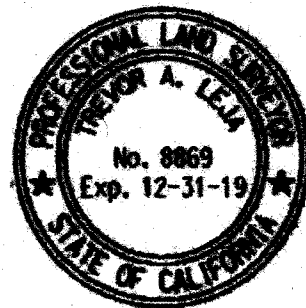
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
TREVOR A. LEJA, P.L.S. 8869

*2013/1/30*

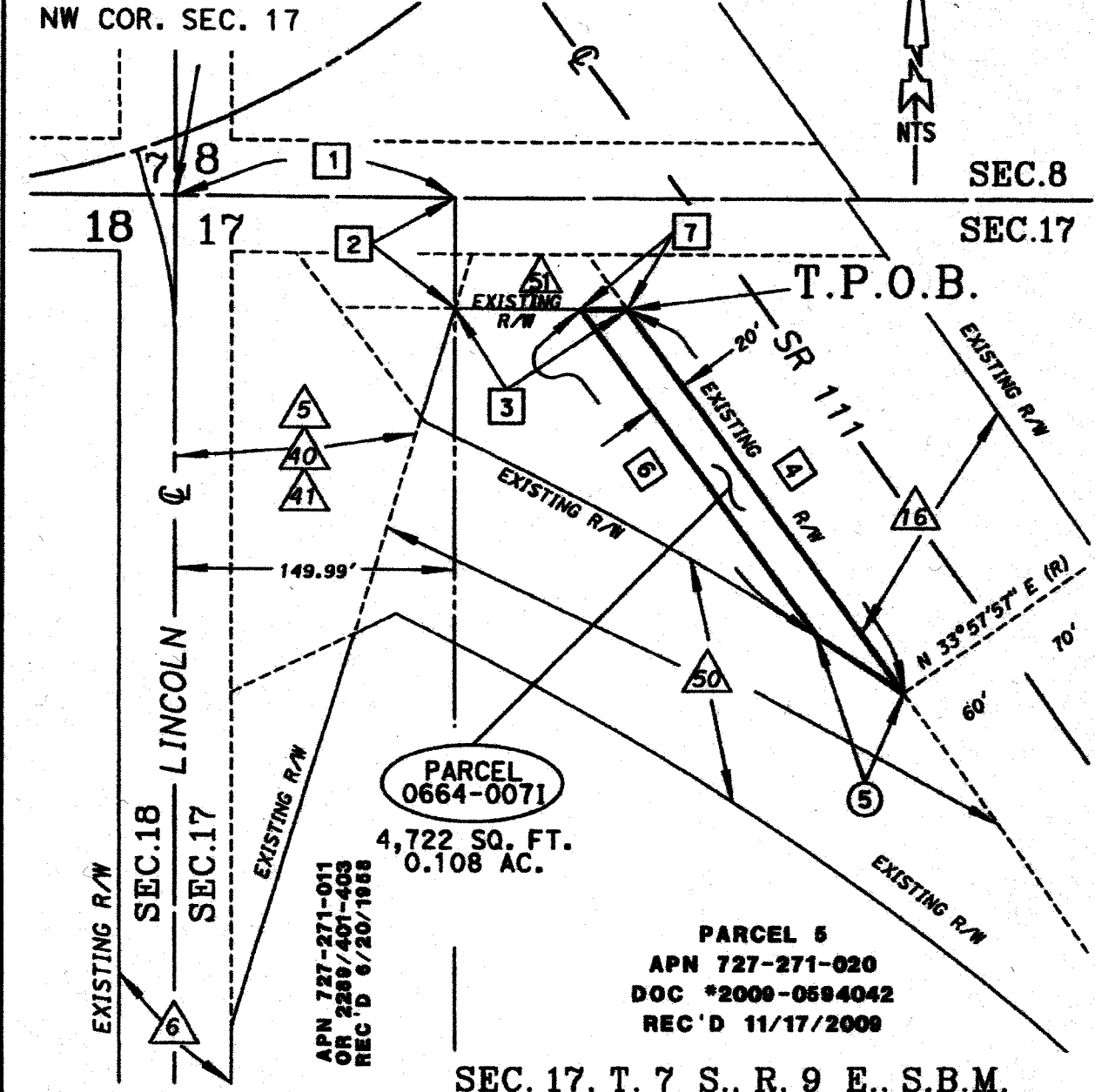
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-007  
(0664-007I)

P.O.C.  
NW COR. SEC. 17



APN 727-271-011  
OR 2289/401-403  
REC'D 6/20/1988

**PARCEL**  
**0664-007I**  
4,722 SQ. FT.  
0.108 AC.

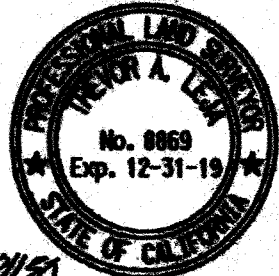
**PARCEL 5**  
APN 727-271-020  
DOC \*2009-0594042  
REC'D 11/17/2009

SEC. 17, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007I  
WO No.: B8-0664  
SCALE: NTS  
PREPARED BY: NG  
DATE: NOVEMBER, 2018  
SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: 66th AVENUE (GS)  
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: *11/15/18*



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-007 (0664-007I)

### RIGHT-OF-WAY INFORMATION:

- |   |   |
|---|---|
| <p>△ 5 HWY 111<br/>PARCEL 2<br/>O.R. 891/219<br/>REC 2/2/1948</p> <p>△ 6 HWY 111 &amp;<br/>MISC ROADS ALONG<br/>SECTION LINES<br/>OR 2454/65<br/>REC 4/17/1959</p> <p>△ 16 HWY 111 PARCEL 2<br/>O.R. 891/219<br/>REC 2/2/1948</p> <p>△ 40 HWY 111 &amp;<br/>LINCOLN ST<br/>O.R. 1122/305-37<br/>REC 9/11/1949</p> | <p>△ 41 HWY 111 &amp;<br/>LINCOLN ST<br/>O.R. 1082/406-409<br/>REC 6/7/1949</p> <p>△ 50 GRANT DEED<br/>INST. #144094<br/>REC. 4/28/1997</p> <p>△ 51 FINAL ORDER<br/>OF CONDEMNATION<br/>PARCEL 26030-1<br/>INST. #348278<br/>REC. 7/26/2001</p> |
|---|---|

□ LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 89°52'12" E	150.00'
2	S 00°08'05" E	50.22'
3	S 89°52'12" E	62.34'
4	S 36°08'33" E	255.52'
6	N 36°08'33" W	217.45'
7	S 89°52'12" E	24.81'

○ CURVE TABLE				
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT
5	1,849.98'	01°44'50"	58.41'	28.21'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007I

WO No.: B8-0664

SCALE: N/A

PREPARED BY: NG

DATE: NOVEMBER, 2018

SHEET 2 OF 2

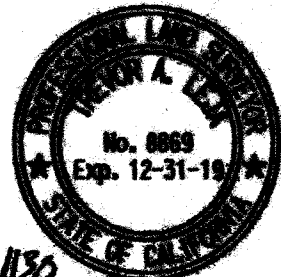
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: 66th AVENUE (GS)

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

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

DATE: 2/28/18



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**08-RIV-111-PM 18.0/19.0**  
**0664-007J**

BEING A PORTION OF PARCEL 5 OF TRUSTEE'S DEED UPON SALE RECORDED NOVEMBER 17, 2009 AS DOCUMENT NUMBER 2009-0594042, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;**

**THENCE SOUTH 89°52'12" EAST ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 150.00 FEET TO THE EASTERLY LINE OF THE WESTERLY 150.00 FEET OF SAID NORTHWEST QUARTER;**

**THENCE SOUTH 00°08'05" EAST A DISTANCE OF 59.22 FEET TO THE NORTHERLY LINE OF SAID PARCEL 5, SAID NORTHERLY LINE ALSO BEING A POINT ON THE EASTERLY LINE OF PARCEL 2 AS CONVEYED TO THE STATE OF CALIFORNIA PER DEED RECORDED FEBRUARY 2, 1948 IN BOOK 891, PAGE 219 OF OFFICIAL RECORDS OF SAID COUNTY AND THE SOUTHERLY LINE OF PARCEL NO. 26030-1 AS CONVEYED TO THE STATE OF CALIFORNIA PER FINAL ORDER OF CONDEMNATION RECORDED JULY 26, 2001 AS INSTRUMENT NUMBER 2001-348278, OFFICIAL RECORDS OF SAID COUNTY;**

**THENCE SOUTH 89°52'12" EAST ALONG SAID NORTHERLY LINE OF SAID PARCEL 5 AND THE SOUTHERLY LINE OF SAID PARCEL 26030-1, A DISTANCE OF 67.53 FEET TO A POINT ON A LINE PARALLEL WITH, AND DISTANT 20.00 FEET, SOUTHWESTERLY AND PERPENDICULAR TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 111 (HAVING A SOUTHWESTERLY 60.00 FOOT HALF-WIDTH) AS DESCRIBED IN DEED RECORDED FEBRUARY 2, 1948 IN BOOK 891, PAGES 219 AND 220, OFFICIAL RECORDS OF SAID RECORDER AND THE TRUE POINT OF BEGINNING;**

**THENCE SOUTH 36°08'33" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 217.45 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN DEED RECORDED APRIL 28, 1997 AS INSTRUMENT NUMBER 144094, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1849.95 FEET AND AN INITIAL RADIAL BEARING OF NORTH 32°13'07" EAST;**

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
08-RIV-111-PM 18.0/19.0  
0664-007J

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°13'37" AND ARC DISTANCE OF 39.61 FEET TO A POINT ON A LINE PARALLEL WITH, AND DISTANT 35.00 FEET, SOUTHWESTERLY AND PERPENDICULAR TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 111;

THENCE NORTH 36°08'33" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 191.79 FEET TO THE TO THE NORTHERLY LINE OF SAID PARCEL 5 AND THE SOUTHERLY LINE OF SAID PARCEL 26030-1;

THENCE SOUTH 89°52'12" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 5 AND THE SOUTHERLY LINE OF SAID PARCEL 26030-1, A DISTANCE OF 18.61 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL CONTAINS 3,066 SQUARE FEET, OR 0.070 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
TREVOR A. LEJA, P.L.S. 8869

*2018/11/15*  
\_\_\_\_\_  
DATED:

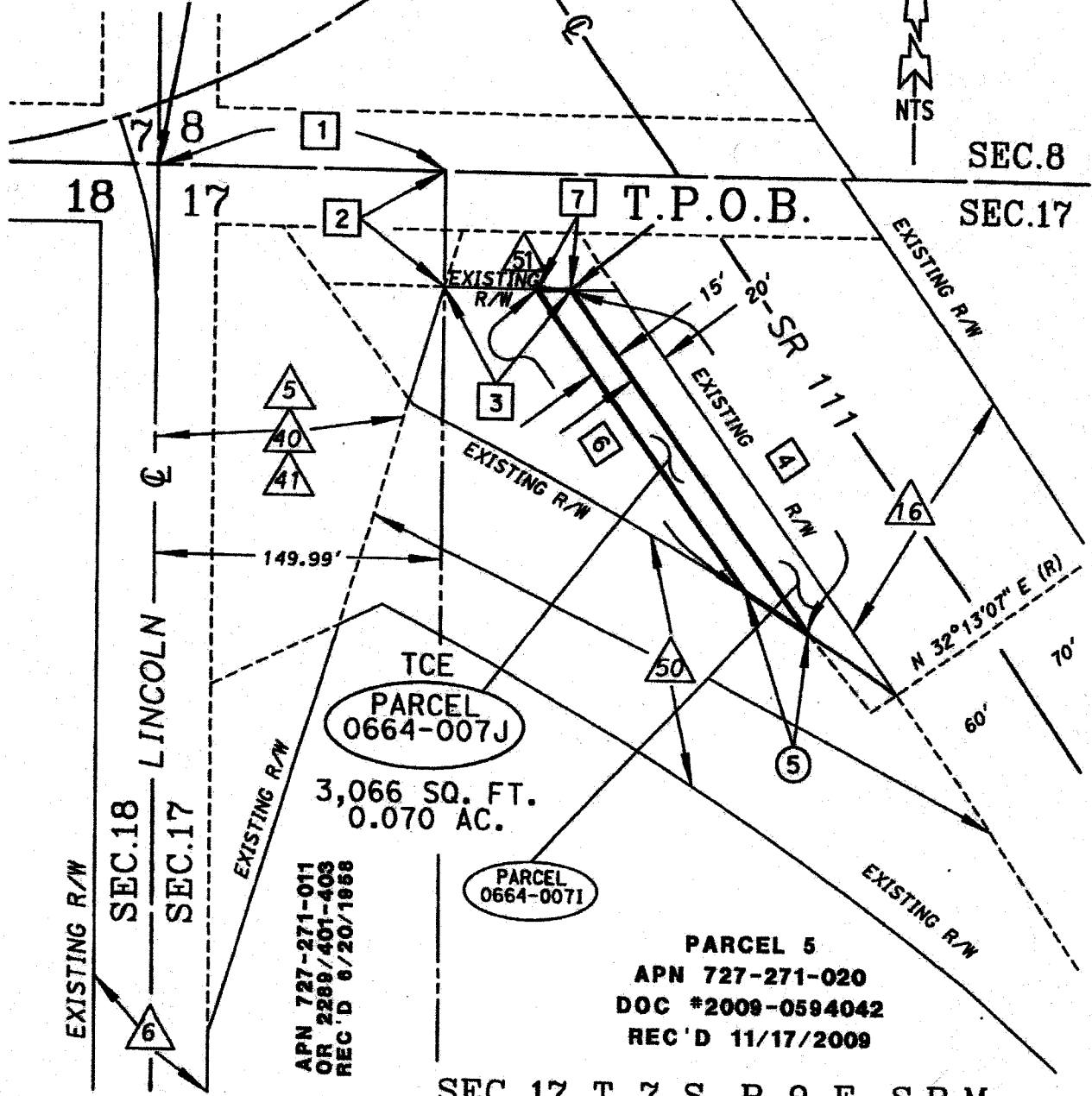


# EXHIBIT "B"

TEMPORARY CONSTRUCTION EASEMENT  
08-RIV-111-PM 18.0/19.0 0664-007  
(0664-007J)

P.O.C.

NW COR. SEC. 17



APN 727-271-011  
OR 2289/401-403  
REC'D 6/20/1988

SEC. 17, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007J  
WO No.: 88-0664  
SCALE: NTS  
PREPARED BY: NG  
DATE: NOVEMBER, 2018  
SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION  
PROJECT: 66th AVENUE (GS)  
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: 2018/11/15





**EXHIBIT "B"**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**08-RIV-111-PM 18.0/19.0 0664-007**  
**(0664-007J)**

**RIGHT-OF-WAY INFORMATION:**

- |  |   |
|--|---|
| <p>△<sup>5</sup> HWY 111<br/>PARCEL 2<br/>O.R. 891/219<br/>REC 2/2/1948</p> <p>△<sup>6</sup> HWY 111 &amp;<br/>MISC ROADS ALONG<br/>SECTION LINES<br/>OR 2454/65<br/>REC 4/17/1959</p> <p>△<sup>6</sup> HWY 111 PARCEL 1<br/>O.R. 891/219-220<br/>REC 2/2/1948</p> <p>△<sup>40</sup> HWY 111 &amp;<br/>LINCOLN ST<br/>O.R. 1122/305-37<br/>REC 9/11/1949</p> | <p>△<sup>41</sup> HWY 111 &amp;<br/>LINCOLN ST<br/>O.R. 1082/406-409<br/>REC 6/7/1949</p> <p>△<sup>50</sup> GRANT DEED<br/>INST. #144094<br/>REC. 4/28/1997</p> <p>△<sup>51</sup> FINAL ORDER<br/>OF CONDEMNATION<br/>PARCEL 26030-1<br/>INST. #348278<br/>REC. 7/26/2001</p> |
|--|---|

□ LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 89°52'12" E	150.00'
2	S 00°08'05" E	59.22'
3	S 89°52'12" E	67.53'
4	S 38°08'33" E	217.45'
6	N 36°08'33" W	191.79'
7	S 89°52'12" E	18.61'

○ CURVE TABLE				
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT
5	1,849.98'	01°13'37"	39.61'	19.81'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007J

WO No.: B8-0664

SCALE: N/A

PREPARED BY: NG

DATE: NOVEMBER, 2018

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: 66th AVENUE (GS)

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:

*T. [Signature]*

DATE: 2018/11/15

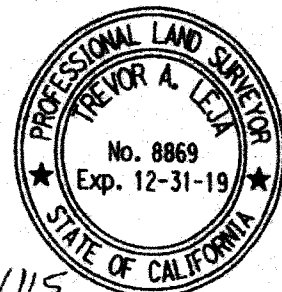


EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-007K

BEING A PORTION OF PARCEL 5 OF TRUSTEE'S DEED UPON SALE RECORDED NOVEMBER 17, 2009 AS DOCUMENT NUMBER 2009-0594042, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17;

THENCE SOUTH  $00^{\circ}08'05''$  EAST ALONG THE WESTERLY LINE OF SAID SECTION 17, A DISTANCE OF 421.74 FEET;

THENCE NORTH  $89^{\circ}51'55''$  EAST A DISTANCE OF 149.99 FEET TO THE WESTERLY LINE OF SAID PARCEL 5, ALSO BEING A POINT ON THE EASTERLY LINE OF THE COACHELLA VALLEY COUNTY WATER DISTRICT (CVWD) PARCEL DESCRIBED IN DEED RECORDED JUNE 20, 1958 ON FILE IN BOOK 2289, PAGES 401 THROUGH 403, INCLUSIVE, RECORDS OF SAID RECORDER, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 900.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH  $34^{\circ}31'45''$  WEST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $15^{\circ}45'30''$ , AN ARC DISTANCE OF 247.53 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH  $27^{\circ}14'56''$  WEST A DISTANCE OF 17.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,414.27 FEET AND AN INITIAL BEARING OF SOUTH  $20^{\circ}17'55''$  WEST;

THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF  $09^{\circ}07'43''$ , AN ARC DISTANCE OF 225.33 FEET;

THENCE NORTH  $58^{\circ}59'51''$  EAST A DISTANCE OF 50.96 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 111 (60.00 FOOT SOUTHWESTERLY HALF-WIDTH) DESCRIBED AS PARCEL 1 IN DEED RECORDED FEBRUARY 2, 1948 ON FILE IN BOOK 891, PAGE 219, RECORDS OF SAID RECORDER;

THENCE NORTH  $36^{\circ}08'33''$  WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 13.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-007K

STATE ROUTE 111 DESCRIBED IN SAID DEED RECORDED APRIL 28, 1997 AS INSTRUMENT NUMBER 144094, OFFICIAL RECORDS OF SAID RECORDER;

THENCE SOUTH 45°36'33" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 7.80 FEET TO AN ANGLE POINT THEREIN, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,749.98 FEET AND AN INITIAL RADIAL BEARING OF NORTH 20°17'55" EAST;

THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY AND NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°05'51", AN ARC DISTANCE OF 186.15 FEET;

THENCE SOUTH 51°11'42" WEST A DISTANCE OF 130.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 19,720 SQUARE FEET, OR 0.453 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
TREVOR A. LEJA, P.L.S. 8869

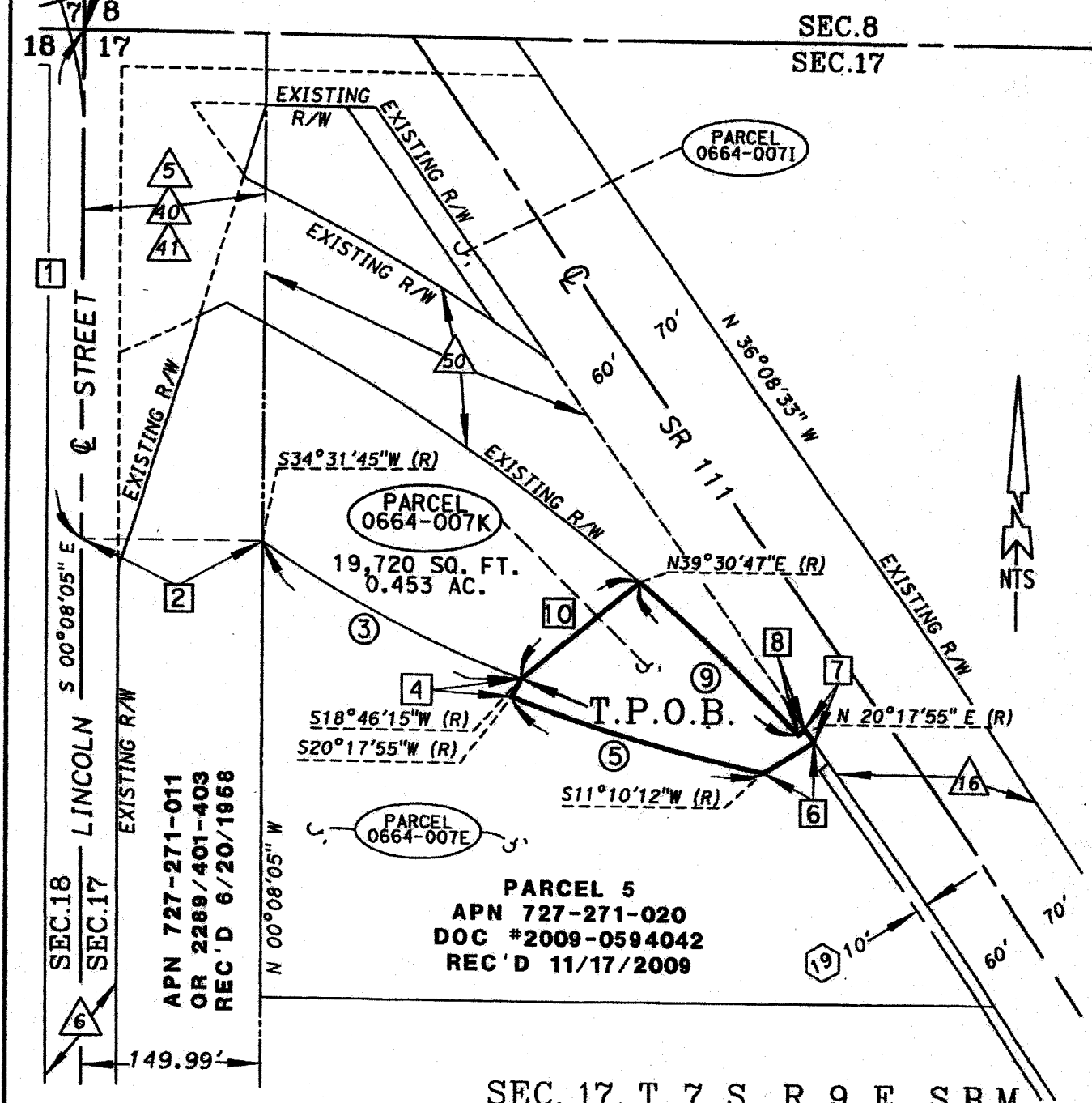
2018 08 30  
\_\_\_\_\_  
DATED:



P.O.C.  
NW COR. SEC. 17

# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-007  
(0664-007K)



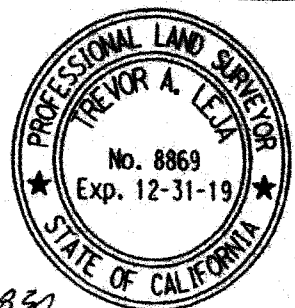
SEC. 17, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007K  
 WO No.: B8-0664  
 SCALE: NTS  
 PREPARED BY: NG  
 DATE: AUGUST, 2018  
 SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION  
 PROJECT: 66th AVENUE (GS)  
 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: 08/08/20



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-007 (0664-007K)

## RIGHT-OF-WAY INFORMATION:

- |   |   |
|---|---|
| <p>△<sub>5</sub> HWY 111<br/>PARCEL 2<br/>O.R. 891/219<br/>REC 2/2/1948</p> <p>△<sub>6</sub> HWY 111 &amp;<br/>MISC ROADS ALONG<br/>SECTION LINES<br/>OR 2454/65<br/>REC 4/17/1959</p> <p>△<sub>16</sub> HWY 111 PARCEL 1<br/>O.R. 891/219<br/>REC 2/2/1948</p> | <p>△<sub>40</sub> HWY 111 &amp;<br/>LINCOLN ST<br/>O.R. 1122/305-37<br/>REC 9/11/1949</p> <p>△<sub>41</sub> HWY 111 &amp;<br/>LINCOLN ST<br/>O.R. 1082/406-409<br/>REC 6/7/1949</p> <p>△<sub>50</sub> GRANT DEED<br/>INST. #144094<br/>REC. 4/28/1997</p> |
|---|---|

## EASEMENT INFORMATION:

- ⬡<sub>19</sub> USA CENTERLINE EASEMENT  
FROM O.R. 1235/235-239  
REC 1/15/1951

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	S 00°00'05" E	421.74'
2	N 88°51'55" E	149.98'
4	S 27°14'58" W	17.25'
6	N 58°58'51" E	50.98'
7	N 38°08'33" W	13.99'
8	S 45°38'33" W	7.80'
10	S 51°11'42" W	130.25'

CURVE TABLE				
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT
3	900.00'	15°45'30"	247.53'	124.55'
5	1,414.27'	08°07'43"	225.33'	112.90'
9	1,749.98'	06°05'51"	186.15'	93.21'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-007K

WO No.: B8-0664

SCALE: N/A

PREPARED BY: NG

DATE: AUGUST, 2018

SHEET 2 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: 66th AVENUE (GS)

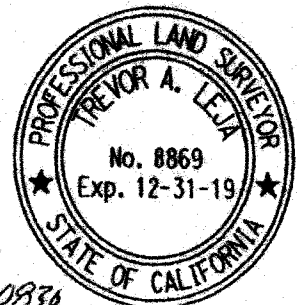
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

APPROVED BY:

*T. A. G.*

DATE:

20180830



**Parcel Nos. 0664-012B, 0664-012C, and  
0664-012D**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0864-12B

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED DECEMBER 2, 2014 AS DOCUMENT NUMBER 2014-0459283, OFFICIAL RECORDS OF THE RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, PAGE 34 OF RECORDS OF SURVEY, SAID OF THE RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, SAID CORNER BEING ON THE CENTERLINE OF AVENUE 66 (30.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP NUMBER 18485, ON FILE IN BOOK 111, PAGE 7 THROUGH 9, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH  $00^{\circ}05'30''$  WEST A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE 66, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH  $89^{\circ}57'40''$  WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 215.00 FEET TO A POINT;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH  $00^{\circ}05'30''$  WEST A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AVENUE 66;

THENCE NORTH  $89^{\circ}57'40''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 215.00 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH  $00^{\circ}05'30''$  EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 6,450 SQUARE FEET, OR 0.148 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
TREVOR A. LEJA, P.L.S. 8869

7/19/2018  
DATED:



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 (0664-12B)

APN 727-100-006

INST \*2014-0459283  
REC 12/02/2014



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	N 00°09'30" W	30.00'
2	S 89°57'40" W	215.00'
3	N 00°09'30" W	30.00'
4	N 89°57'40" E	215.00'
5	S 00°09'30" E	30.80'

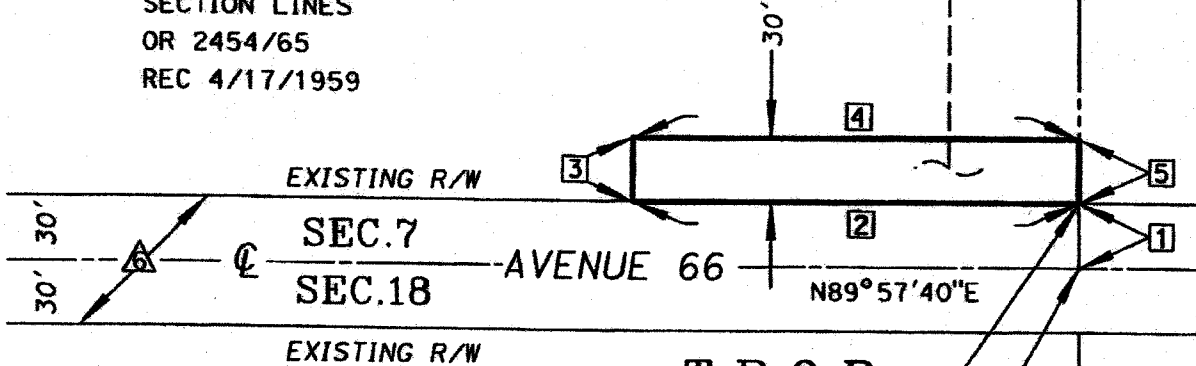
E'LY LINE OF SW 1/4 OF SE 1/4

APN 727-100-007  
INST \*2007-0516116  
REC 8/09/2007

**RIGHT-OF-WAY INFORMATION:**

- △ HWY 111 & MISC ROADS ALONG SECTION LINES OR 2454/65 REC 4/17/1959

PARCEL 0664-012B  
6,450 SQ. FT.  
0.148 AC.



APN 727-250-016

T.P.O.B.  
P.O.C.  
SE COR. OF  
SW 1/4 OF SE 1/4  
OF SEC. 7

SEC. 7, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-012B

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: B8-0664

PROJECT: 66th AVENUE (GS)

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.

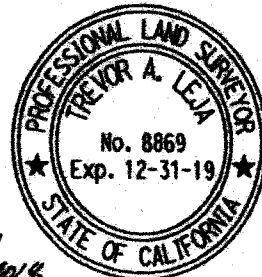
PREPARED BY: DK

DATE: JULY, 2018

APPROVED BY:

DATE: 7/19/2018

SHEET 1 OF 1





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**08-RIV-111-PM 18.0/19.0**  
**0664-12C**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED DECEMBER 2, 2014 AS INSTRUMENT NUMBER 2014-0459283, OFFICIAL RECORDS OF THE RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, PAGE 34 OF RECORDS OF SURVEY, RECORDER OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, SAID CORNER BEING ON THE CENTERLINE OF AVENUE 66 (30.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP NUMBER 18485, ON FILE IN BOOK 111, PAGE 7 THROUGH 9, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH  $00^{\circ}05'30''$  WEST A DISTANCE OF 60.00 FEET ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 TO A POINT ON A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AVENUE 66 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH  $89^{\circ}57'40''$  WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 215.00 FEET;

THENCE SOUTH  $00^{\circ}05'30''$  EAST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE 66;

THENCE SOUTH  $89^{\circ}57'40''$  WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH  $00^{\circ}05'30''$  WEST A DISTANCE OF 45.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 75.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AVENUE 66;

EXHIBIT "A"  
LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
08-RIV-111-PM 18.0/19.0  
0664-12C

THENCE NORTH 89°57'40" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 230.00 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 00°05'30" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.


PARCEL CONTAINS 3,900 SQUARE FEET, OR 0.090 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
TREVOR A. LEJA, P.L.S. 8869

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



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 (0664-012C)  
 TEMPORARY CONSTRUCTION EASEMENT



APN 727-100-006

INST #2014-0459283  
 REC 12/02/2014

NUMBER	DIRECTION	DISTANCE
1	N 00°05'30" W	30.00'
2	S 89°57'40" W	215.00'
3	S 00°05'30" E	30.00'
4	S 89°57'40" W	15.00'
5	N 00°05'30" W	45.00'
6	N 89°57'40" E	230.00'
7	S 00°05'30" E	15.00'

E'LY LINE OF SW 1/4 OF SE 1/4

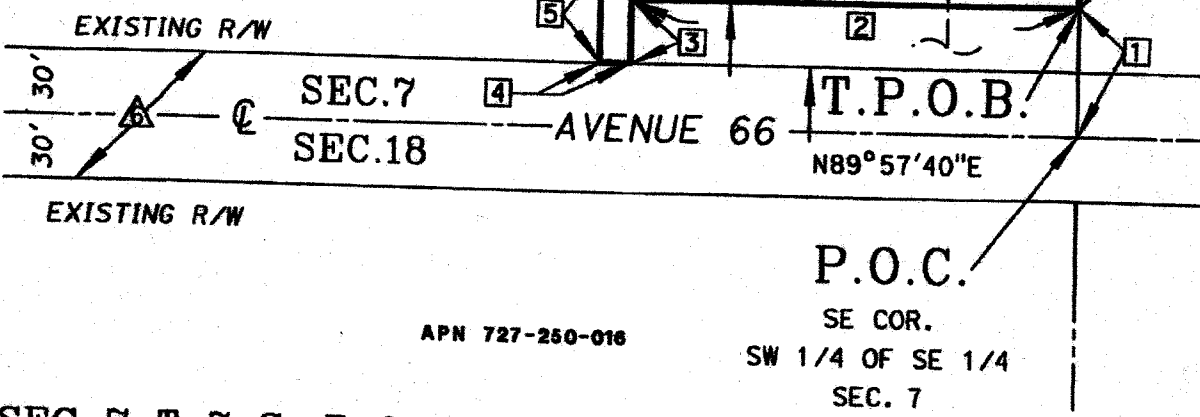
APN 727-100-007  
 INST #2007-0516116  
 REC 8/06/2007

**RIGHT-OF-WAY INFORMATION:**

- ▲ HWY 111 & MISC ROADS ALONG SECTION LINES OR 2454/65 REC 4/17/1959

PARCEL 0664-012C  
 3,900 SQ. FT.  
 0.090 AC.

PARCEL 0664-012B



APN 727-250-016

SEC. 7, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-012C  
 WO No.: B8-0664  
 SCALE: NTS  
 PREPARED BY: NG  
 DATE: NOVEMBER, 2018  
 SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION  
 PROJECT: 66th AVENUE (GS)  
 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: 2018/11/19



EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
I.I.D. EASEMENT  
0664-012D

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED DECEMBER 2, 2014 AS DOCUMENT NUMBER 2014-0459283, OFFICIAL RECORDS OF THE RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, PAGE 34 OF RECORDS OF SURVEY, SAID OF THE RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, SAID CORNER BEING ON THE CENTERLINE OF AVENUE 66 (30.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP NUMBER 18485, ON FILE IN BOOK 111, PAGE 7 THROUGH 9, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH  $00^{\circ}05'30''$  WEST A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE 66;

THENCE SOUTH  $89^{\circ}57'40''$  WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 369.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $89^{\circ}57'40''$  WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 135.60 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH  $77^{\circ}10'46''$  EAST A DISTANCE OF 271.20 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 90.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AVENUE 66;

THENCE NORTH  $89^{\circ}57'40''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 240.56 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH  $00^{\circ}05'30''$  EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AVENUE 66;

THENCE SOUTH  $89^{\circ}57'40''$  WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 237.22 FEET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
I.I.D. EASEMENT  
0664-012D

THENCE SOUTH 77°10'46" WEST A DISTANCE OF 135.60 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 13,269 SQUARE FEET, OR 0.305 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
TREVOR A. LEJA, P.L.S. 8869

2018 09 06  
DATED:



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 (0664-012D)  
I.I.D. EASEMENT



APN 727-100-006  
INST #2014-0459283  
REC 12/02/2014

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	N00°05'30" W	30.00'
2	S89°57'40" W	369.49'
3	S89°57'40" W	135.80'
4	N77°10'46" E	271.20'
5	N89°57'40" E	240.56'
6	S00°05'30" E	30.00'
7	S89°57'40" W	237.22'
8	S77°10'46" W	135.80'
9	S00°05'30" E	30.00'

E'LY LINE OF SW 1/4 OF SE 1/4

APN 727-100-007

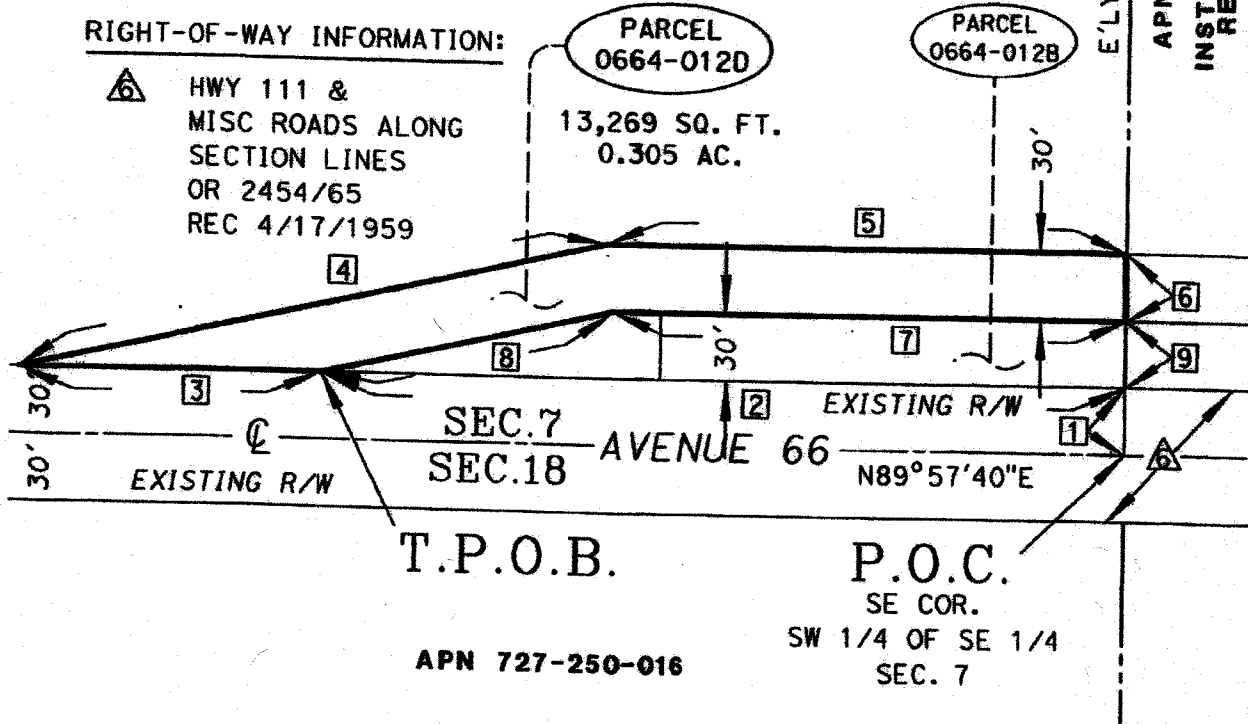
INST #2007-0516116  
REC 8/09/2007

**RIGHT-OF-WAY INFORMATION:**

△ HWY 111 &  
MISC ROADS ALONG  
SECTION LINES  
OR 2454/65  
REC 4/17/1959

PARCEL  
0664-012D  
13,269 SQ. FT.  
0.305 AC.

PARCEL  
0664-012B



T.P.O.B. P.O.C.  
SE COR.  
SW 1/4 OF SE 1/4  
SEC. 7

APN 727-250-016

SEC. 7, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-012D

WO No.: B8-0664

SCALE: NTS

PREPARED BY: DK

DATE: SEPTEMBER, 2018

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

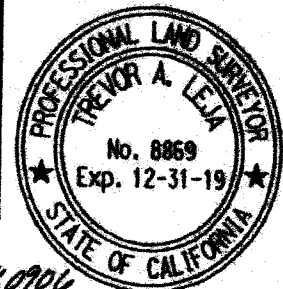
PROJECT: 66th AVENUE (GS)

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

APPROVED BY:

DATE:

2/18/2016



**Parcel Nos. 0664-014A, 0664-014B, 0664-014C,  
and 0664-014D**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0684-14A

BEING A PORTION OF PARCEL 2 OF DEED RECORDED AUGUST 9, 2007 AS DOCUMENT NUMBER 2007-0516116, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, PAGE 34 OF RECORDS OF SURVEY, SAID OF THE RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, SAID CORNER BEING ON THE CENTERLINE OF AVENUE 66 (30.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP NUMBER 18485, ON FILE IN BOOK 111, PAGE 7 THROUGH 9, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 00°05'30" WEST ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE 66, AND THE **TRUE POINT OF BEGINNING**;

(COURSE "A") THENCE CONTINUING NORTH 00°05'30" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AVENUE 66;

(COURSE "B") THENCE NORTH 89°57'40" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 341.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,587.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 10°32'43" EAST;

(COURSE "C") THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 4°49'07", AN ARC DISTANCE OF 133.47 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF AVENUE 66;

(COURSE "D") THENCE SOUTH 89°57'40" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.54 FEET TO THE **TRUE POINT OF BEGINNING**.



EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-14A

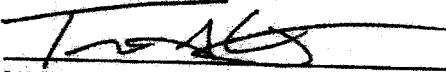
PARCEL CONTAINS 12,321 SQUARE FEET, OR 0.283 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

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

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO THE FREEWAY OVER AND ACROSS COURSE "C" AND THE EASTERLY 185.79 FEET OF COURSE "B", HEREINABOVE DESCRIBED.

PREPARED UNDER MY SUPERVISION:



TREVOR A. LEJA, P.L.S. 8869

2018 07 27

DATED:

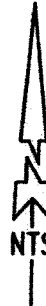


# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-014 (0664-014A)

APN 727-100-007

PARCEL 2 PER  
INST #2007-0516116  
REC 8/09/2007



APN 727-100-006  
W'LY LINE OF SE 1/4 OF SE 1/4

APN 727-100-025  
E'LY LINE OF SW 1/4 OF SE 1/4 OF SE 1/4

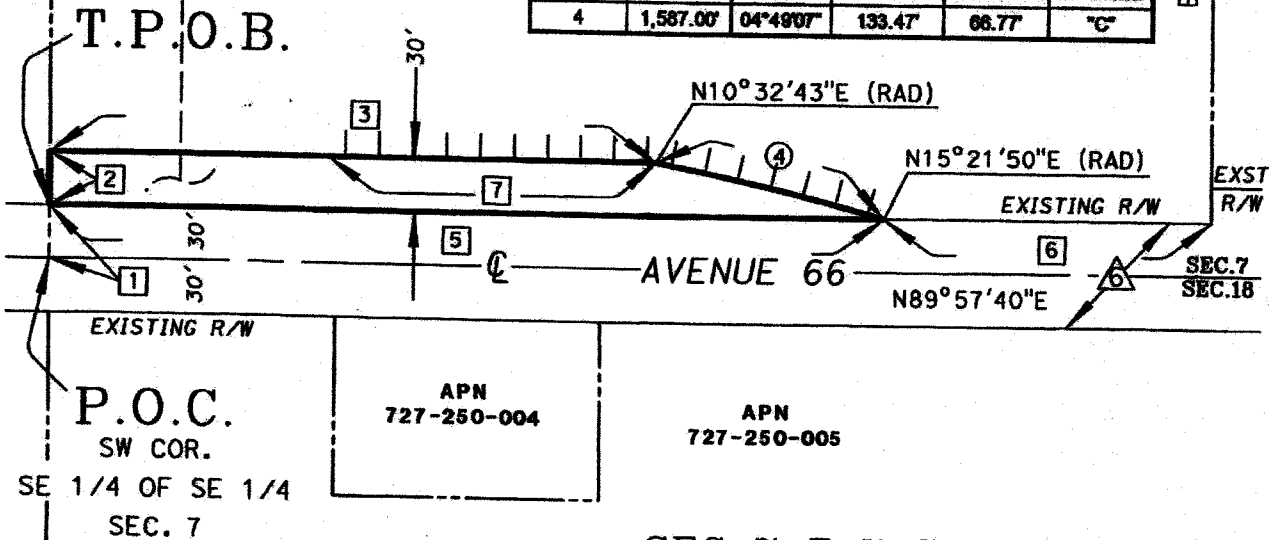
**RIGHT-OF-WAY INFORMATION:**

△ MISC ROADS ALONG SECTION LINES OR 2454/65 REC 4/17/1959

LINE TABLE			
NUMBER	DIRECTION	DISTANCE	COURSE
1	N 00°05'30" W	30.00'	
2	N 00°05'30" W	30.00'	"A"
3	N 89°57'40" E	341.56'	"B"
5	S 89°57'40" W	471.54'	"D"
6	S 89°57'40" W	189.91'	
7	N 89°57'40" E	185.79'	

PARCEL  
0664-014A  
12,321 SQ. FT.  
0.283 AC.

CURVE TABLE					
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT	COURSE
4	1,587.00'	04°49'07"	133.47'	66.77'	"C"



SEC. 7, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-014A

WO No.: B8-0664

SCALE: NTS

PREPARED BY: DK

DATE: JULY, 2018

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

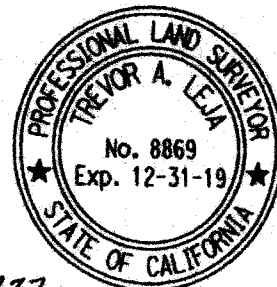
PROJECT: 66th AVENUE (GS)

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:

20180727



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**08-RIV-111-PM 18.0/19.0**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**0664-14B**

BEING A PORTION OF PARCEL 2 OF DEED RECORDED AUGUST 9, 2007 AS INSTRUMENT NUMBER 2007-0516116, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, PAGE 34 OF RECORDS OF SURVEY, SAID OF THE RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, SAID CORNER BEING ON THE CENTERLINE OF AVENUE 66 (30.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP NUMBER 18485, ON FILE IN BOOK 111, PAGE 7 THROUGH 9, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;**

**THENCE NORTH 00°05'30" WEST ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE 66;**

**THENCE CONTINUING NORTH 00°05'30" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AVENUE 66, AND THE TRUE POINT OF BEGINNING;**

**THENCE NORTH 89°57'40" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 341.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,587.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 10°32'43" EAST;**

**THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°49'07", AN ARC DISTANCE OF 133.47 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF AVENUE 66;**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
TEMPORARY CONSTRUCTION EASEMENT  
0664-14B

THENCE NORTH 89°57'40" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 53.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,602.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 17°12'15" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°42'32", AN ARC DISTANCE OF 187.58 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 75.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AVENUE 66;

THENCE SOUTH 89°57'40" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 342.96 FEET TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7;

THENCE SOUTH 00°05'30" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 7,549 SQUARE FEET, OR 0.173 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
TREVOR A. LEJA, P.L.S. 8869

20181120  
DATED:



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-014 (0664-014B)  
 TEMPORARY CONSTRUCTION EASEMENT

APN 727-100-007

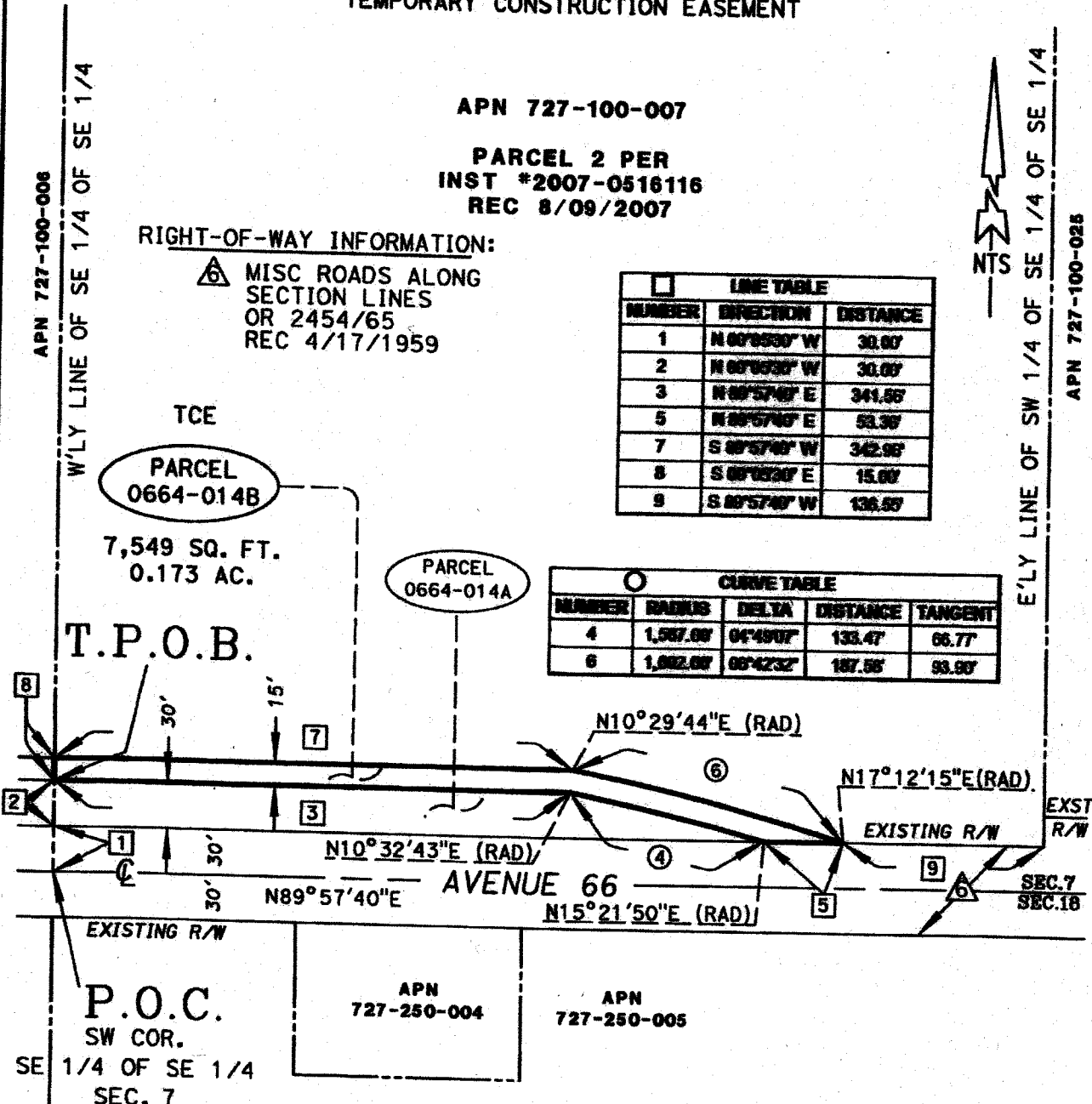
PARCEL 2 PER  
 INST #2007-0516116  
 REC 8/09/2007

**RIGHT-OF-WAY INFORMATION:**

△ MISC ROADS ALONG  
 SECTION LINES  
 OR 2454/65  
 REC 4/17/1959

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	N 00°55'00" W	30.00'
2	N 00°55'00" W	30.00'
3	N 89°57'40" E	341.85'
5	N 89°57'40" E	53.30'
7	S 89°57'40" W	342.95'
8	S 89°57'40" E	15.00'
9	S 89°57'40" W	136.50'

CURVE TABLE				
NUMBER	RADIUS	DELTA	DISTANCE	TANGENT
4	1,587.00'	04°49'07"	133.47'	66.77'
6	1,002.00'	05°42'32"	187.55'	93.80'



SEC. 7, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-014B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B8-0664	
SCALE: NTS	PROJECT: 66th AVENUE (GS)
PREPARED BY: NG	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: NOVEMBER, 2018	APPROVED BY: <i>[Signature]</i>
SHEET 1 OF 1	DATE: 2018/11/20



**EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
I.I.D. EASEMENT  
0664-014C**

**BEING A PORTION OF PARCEL 2 OF DEED RECORDED AUGUST 9, 2007 AS DOCUMENT NUMBER 2007-0516116, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, PAGE 34 OF RECORDS OF SURVEY, SAID OF THE RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, SAID CORNER BEING ON THE CENTERLINE OF AVENUE 66 (30.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP NUMBER 18485, ON FILE IN BOOK 111, PAGE 7 THROUGH 9, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;**

**THENCE NORTH 00°05'30" WEST ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE 66;**

**THENCE CONTINUING NORTH 00°05'30" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE CONTINUING NORTH 00°05'30" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 90.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CENTERLINE OF AVENUE 66;**

**THENCE NORTH 89°57'40" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 356.14 FEET TO A POINT;**

**THENCE SOUTH 82°23'14" EAST A DISTANCE OF 308.05 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7;**

**THENCE SOUTH 00°13'38" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 18.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE 66;**

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
I.I.D. EASEMENT  
0664-014C

THENCE SOUTH 89°57'40" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE  
A DISTANCE OF 84.08 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 82°23'14"  
WEST A DISTANCE OF 225.31 FEET TO A POINT ON A LINE PARALLEL WITH AND  
DISTANT 60.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID  
CENTERLINE OF AVENUE 66;

THENCE SOUTH 89°57'40" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF  
354.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 19,452 SQUARE FEET, OR 0.447 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 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
TREVOR A. LEJA, P.L.S. 8869

2018/11/13  
DATED:



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-014 (0664-014C)  
I.I.D. EASEMENT

APN 727-100-007

PARCEL 2 PER  
INST #2007-0516116  
REC 8/09/2007

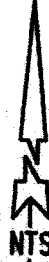
**RIGHT-OF-WAY INFORMATION:**

△ MISC ROADS ALONG  
SECTION LINES  
OR 2454/65  
REC 4/17/1959

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
1	N00°05'30" W	30.00'
2	N00°05'30" W	30.00'
3	N00°05'30" W	30.00'
4	N89°57'40" E	355.14'
5	S82°23'14" E	308.05'
6	S00°13'30" E	18.89'
7	S89°57'40" W	84.08'
8	N82°23'14" W	225.31'
9	S89°57'40" W	354.11'

APN 727-100-006  
W'LY LINE OF SE 1/4 OF SE 1/4

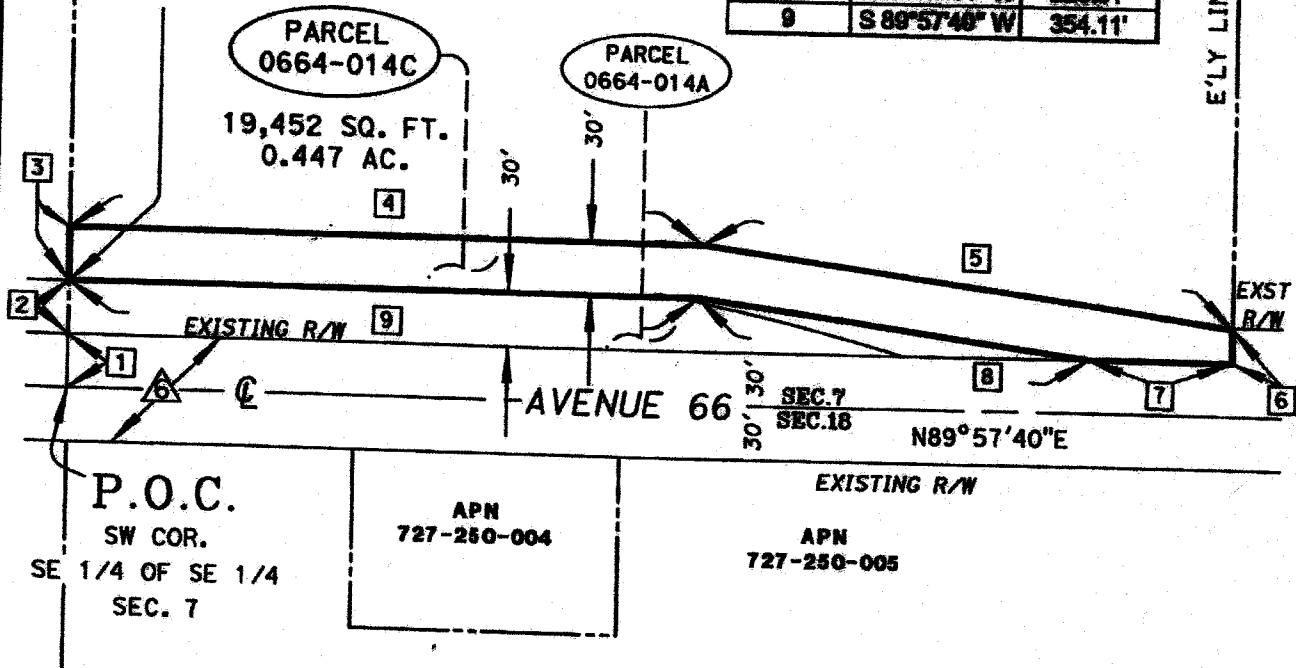
APN 727-100-026  
E'LY LINE OF SW 1/4 OF SE 1/4 OF SE 1/4



T.P.O.B.

PARCEL  
0664-014C  
19,452 SQ. FT.  
0.447 AC.

PARCEL  
0664-014A



SEC. 7, T. 7 S., R. 9 E., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-014C

WO No.: B8-0664

SCALE: NTS

PREPARED BY: DK

DATE: SEPTEMBER, 2018

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

PROJECT: 66th AVENUE (GS)

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: 2018/11/13

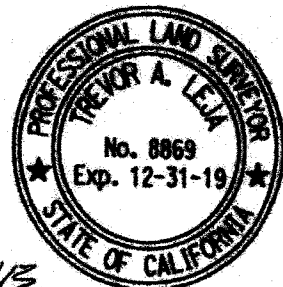




EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-014D

BEING A PORTION OF PARCEL 1 OF DEED RECORDED AUGUST 9, 2007 AS DOCUMENT NUMBER 2007-0516116, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, PAGE 34 OF RECORDS OF SURVEY, SAID OF THE RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, SAID CORNER BEING ON THE CENTERLINE OF AVENUE 66 (30.00 FOOT NORTHERLY HALF-WIDTH) AS SHOWN ON PARCEL MAP NUMBER 18485, ON FILE IN BOOK 111, PAGE 7 THROUGH 9, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH  $00^{\circ}13'38''$  WEST ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE 66;

THENCE NORTH  $89^{\circ}57'40''$  EAST ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID AVENUE 66, A DISTANCE OF 555.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH  $39^{\circ}22'24''$  EAST A DISTANCE OF 31.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PARCEL NUMBER 26836-1 OF INSTRUMENT NUMBER 485390 RECORDED DECEMBER 21, 1992, AS SHOWN ON CALTRANS MONUMENTATION MAP 205-0373, APPROVED OCTOBER 23, 2003 ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR;

THENCE SOUTH  $21^{\circ}03'36''$  EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.32 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID AVENUE 66 (30.00 FOOT NORTHERLY HALF-WIDTH);

THENCE SOUTH  $89^{\circ}57'40''$  WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.63 FEET TO THE TRUE POINT OF BEGINNING.

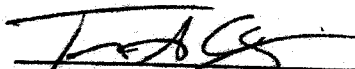
PARCEL CONTAINS 364 SQUARE FEET, OR 0.010 ACRES MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
08-RIV-111-PM 18.0/19.0  
0664-014D

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000022931 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

  
\_\_\_\_\_  
TREVOR A. LEJA, P.L.S. 8869

2018 08 20  
\_\_\_\_\_  
DATED:



# EXHIBIT "B"

08-RIV-111-PM 18.0/19.0 0664-014 (0664-014D)

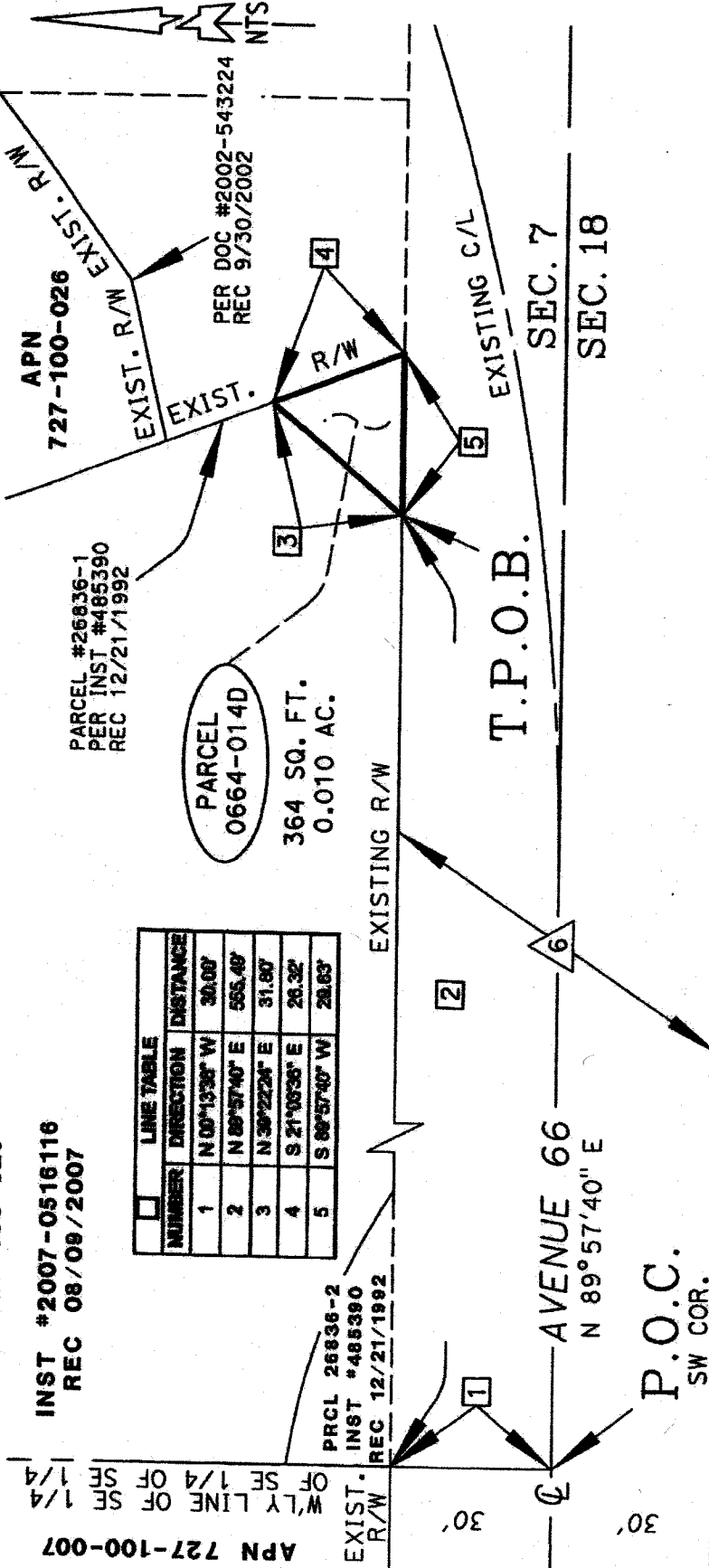
APN 727-100-025

INST #2007-0516116  
REC 08/09/2007

APN 727-100-007  
EXIST. R/W  
W/LY LINE OF SE 1/4  
OF SE 1/4 OF SE 1/4

NUMBER	DIRECTION	DISTANCE
1	N 00°13'30" W	30.00'
2	N 89°57'40" E	555.40'
3	N 39°22'24" E	31.80'
4	S 21°05'30" E	26.32'
5	S 89°57'40" W	28.63'

PRCL 26836-2  
INST #485390  
REC 12/21/1992



SE 1/4 OF SE 1/4  
OF SE 1/4  
SEC. 7

EXISTING R/W

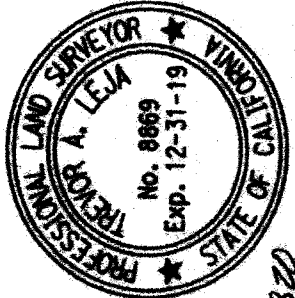
APN  
727-250-005

SEC. 7, T. 7 S., R. 9 E., S.B.M.

RIGHT-OF-WAY INFORMATION  
 △ 6 MISC ROADS ALONG SECTION LINES OR 2454/65 REC 4/17/1959

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000022931

PCL No.: 0664-014D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
IWO No.: B8-0664	PROJECT: 66th AVENUE (GS)
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCELS DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: DK	APPROVED BY: <i>[Signature]</i>
DATE: AUGUST, 2018	DATE: <i>[Signature]</i>
SHEET 1 OF 1	



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND**  
**LAND MANAGEMENT AGENCY**



*Patricia Romo, P.E.*  
*Director of Transportation*

**Transportation Department**

**NOTICE OF EXEMPTION**

*Mojahed Salama, P.E.*  
*Deputy for Transportation Capital Project*  
*Richard Lantis, P.L.S.*  
*Deputy for Transportation Planning and*  
*Development*

January 14, 2019

**PROJECT TITLE:** Avenue 66 Grade Separation  
Work Order #B80664C, Task Code #Z1530

**PROJECT SPONSOR:** Riverside County Transportation Department Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

**PROJECT LOCATION:** Community of Mecca

**SUPERVISORIAL DISTRICT:** 4<sup>th</sup>

1/30/19 VO  
Date Initial

**PROJECT DESCRIPTION:** The Riverside County Transportation Department (RCTD), in cooperation with the California Department of Transportation (Caltrans), proposes to construct a new grade separation and roadway to cross the Union Pacific Railroad (UPRR), State Route 111 (SR-111), and Hammond Road from a realigned Avenue 66 in the Community of Mecca Avenue, California. Avenue 66 is a major street within this part of Riverside County and serves as a connection between State Route 86, SR-111, and the Community of Mecca. The project will include:

- Grade separation
- Realignment of Lincoln Street
- Realignment of the Lincoln Street and SR-111 intersection
- Construction of a new intersection at Avenue 66 and Lincoln Street
- Placement and relocation of utilities

**ENVIRONMENTAL ANALYSIS:**

The proposed project is needed because the only Union Pacific Railroad (UPRR) crossing in the area is at 4<sup>th</sup> Street, and since the 4<sup>th</sup> Street crossing is at-grade, travel is delayed when a train is present. The project will require partial right of way acquisition. Temporary construction easements will be needed for the proposed improvements.

This project is subject to compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). In accordance with Section 7.1 (Covered Activities outside Conservation Areas) of the CVMSHCP, projects approved pursuant to the County General Plan are considered a covered activity outside of conservation areas. This project is included in the circulation element under the County General Plan, therefore it is a covered activity under the CVMSHCP. The project will comply with the guidelines provided in Section 6.6.1 (Obligations of the Local Permittees).

If tree and/or vegetation removal takes place during the migratory bird breeding season (February 15<sup>th</sup> to September 1), a preconstruction nesting survey will be conducted pursuant to the Migratory Bird Treaty Act (MBTA).

The Riverside County Transportation Department has found that the above-described project is exempt from the provisions of the California Environmental Quality Act (CEQA), based on the following:

**Section 15061(b)(3) – Common Sense Exemption** – The project proposes to construct a new grade separation and roadway in order to provide a crossing over the UPPR, SR-111, and Hammond Road. The project is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment, therefore the project is not subject to CEQA.

By: Mohamed Eissa, Assistant Transportation Planner

Signed: Mary Zambon  
Mary Zambon, Environmental Division Manager

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**-TO BE FILLED IN BY SUBMITTING AGENCY-**  
537280-20000-3130500000 ZB80664C Z1530

AUTHORIZATION NUMBER: W.O.#ZB80664C, Task Code Z1530

AMOUNT: \$50.00

DATE: January 14, 2019

AGENCY: Riverside County Transportation Department

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: Mary Zambon, Environmental Division Manager

Signature: Mary Zambon

PRESENTED BY: Mohamed Eissa

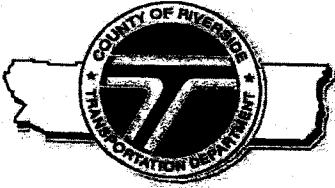
**-TO BE FILLED IN BY COUNTY CLERK-**

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND**  
**LAND MANAGEMENT AGENCY**



**Patricia Romo, P.E.**  
*Director of Transportation*

**Transportation Department**

*Mojahed Salama, P.E.*  
*Deputy for Transportation Capital Project*  
*Richard Lantis, P.L.S.*  
*Deputy for Transportation Planning and Development*

**DATE:** January 14, 2019

**TO:** Mary Ann Meyer, Office of the County Clerk

**FROM:** *M Zambon*  
Mary Zambon, Environmental Division Manager

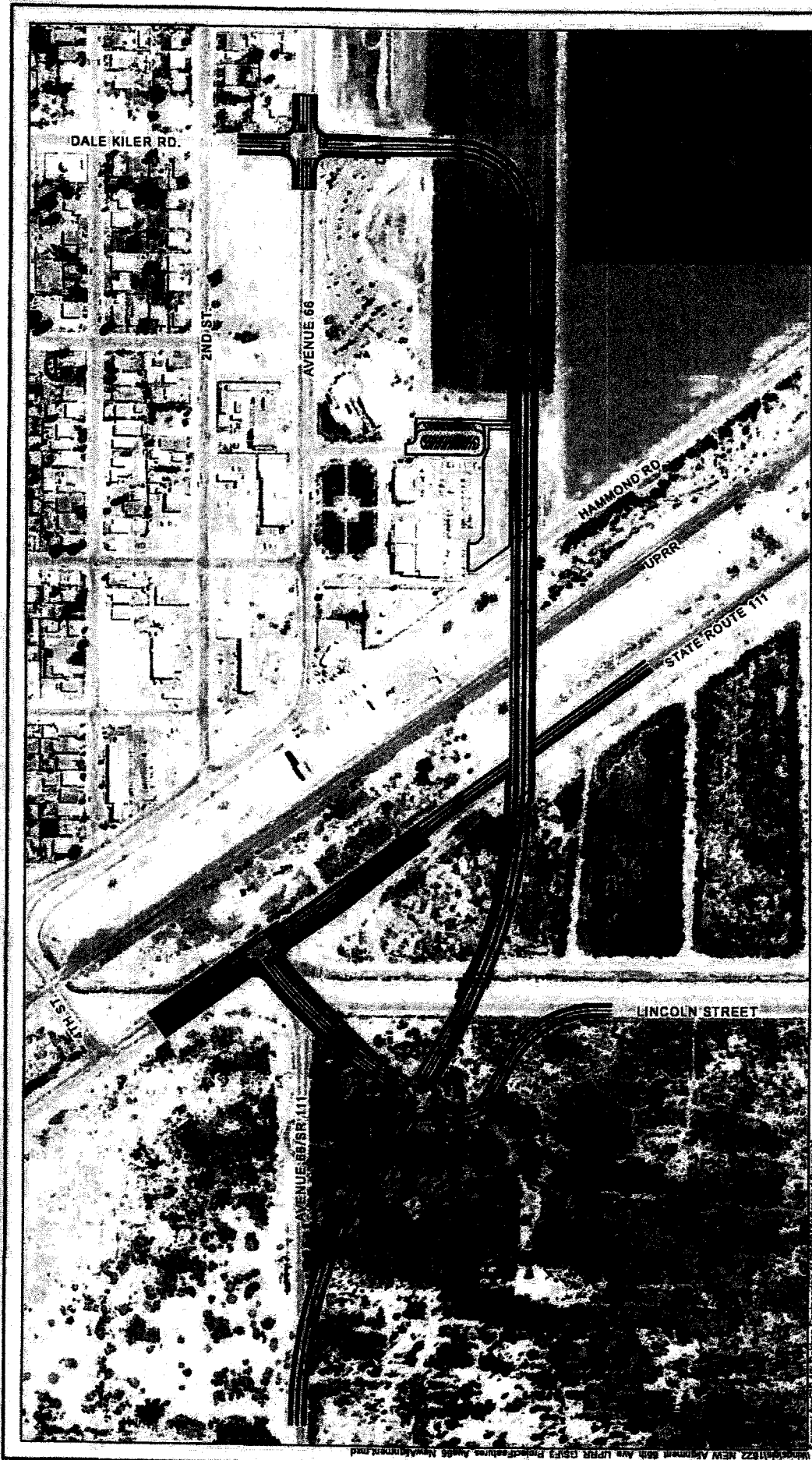
**RE:** **Avenue 66 Grade Separation**  
W.O.#ZB80664C, Task Code #Z1530

The Riverside County Transportation Department is requesting that you post the attached Notice of Exemption per County Implementing Resolution No. 82-213, Division 11, Section 205C. Attached you will find an authorization to bill by journal voucher in the amount of \$50.00 for your posting fee.

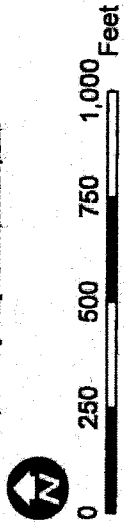
After posting, please return the document to Mail Stop #2136, Attention: Mohamed Eissa. If you have any questions, please contact me at (951) 955-1506.

Attachment

cc: file



**FIGURE 3**  
 Project Study Area  
 Avenue 66 Grade Separation Project  
 EA 081900 08-RIV-111  
 PIN 08-1200-0248  
 Community of Mecca, Riverside County, California



Source: ArcGIS 10.1, Latham Engineering 11/20/18, Created by zrc



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**19.1**  
(MT 8904)

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Economic Development Agency and Transportation and Land Management Agency - Transportation Department regarding the Public Hearing for the Adoption of Resolution No. 2019-011, Authorizing the Resolution of Necessity for the Avenue 66 Grade Separation Project in the Mecca area, CEQA Exempt, 4<sup>th</sup> District, is continued to Tuesday, January 29, 2019 at 9:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 15, 2019 of Supervisors Minutes.

(seal)

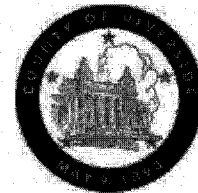
WITNESS my hand and the seal of the Board of Supervisors  
Dated: January 15, 2019  
Kecia Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.  
19.1

xc: EDA, Transp., ~~COB~~

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



**ITEM  
19.1  
(ID # 8904)**

**MEETING DATE:**

Tuesday, January 15, 2019

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

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)-TRANSPORTATION DEPARTMENT: Public Hearing for the Adoption of Resolution No. 2019-011, Authorizing the Resolution of Necessity for the Avenue 66 Grade Separation Project in the Mecca area, CEQA Exempt; District 4; [Total Cost - \$667,250] – Coachella Valley Association of Governments (CVAG)-100% (4/5th Vote Required) (Clerk of the Board to File the Notice of Exemption) (Staff recommends a continuance to January 29, 2019)

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

1. Find that the Avenue 66 Grade Separation Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3)-general rule;
2. Approve Resolution No. 2019-011, Authorizing the Resolution of Necessity for the Avenue 66 Grade Separation Project;
3. Allocate the sum of \$653,500 for deposits to the State Condemnation Fund;
4. Authorize reimbursement to the Economic Development Agency-Real Estate (EDA-RE) for costs not-to-exceed \$3,750 in due diligence expenses and \$10,000 in staff time; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk for posting within five working days.

**ACTION: 4/5 Vote Required**

---

**MINUTES OF THE BOARD OF SUPERVISORS**

**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>	\$ 667,250	\$ 0	\$ 667,250	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Coachella Valley Association of Governments-100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2018/19

**C.E.O. RECOMMENDATION:** [CEO use]

**BACKGROUND:**

**Summary**

UPRR and SR-86 are both designated North American Free Trade Agreement (NAFTA) freight corridors and increasing vehicular traffic due to regional population growth and train traffic along this rail trade corridor is increasing the congestion and causing delays at the existing 4<sup>th</sup> Street at-grade crossing.

Currently, the only Union Pacific Railroad crossing in the Mecca area is an at-grade crossing at 4<sup>th</sup> Street. Traffic going in and out of the Mecca community must wait at the tracks for trains to pass before they are able to cross the tracks. The Riverside County Transportation Department (RCTD) proposes to extend Avenue 66 with a bridge over the railroad tracks to provide a link between SR-86 and the community of Mecca (Project). Reference is made to Exhibit A, Vicinity Map. The proposed new overcrossing will provide a safe crossing, separated from the train traffic, for vehicles, trucks, farm equipment, emergency vehicles, and pedestrians.

On October 5, 2017, the California Department of Transportation (Caltrans), the National Environmental Policy Act (NEPA) and CEQA Lead Agency, made a Categorical Exemption/Categorical Exclusion Determination under Section 6005 of 23 U.S.C. 327, based on an examination of the Project and supporting information.

As documented in the Notice of Exemption, County Transportation conducted a review of the proposed Project and determined that the Project, including the acquisition of the permanent and temporary easements, are categorically exempt from the provisions of CEQA, under the General Rule Exemption, pursuant to CEQA Guidelines Section 15061(b) (3).

The Economic Development Agency-Real Estate Division (EDA-RE) has presented written offers to the property owners as required by Government Code section 7267.2. The amount of the offers is consistent with current property values in the Mecca area and is based upon fair market value appraisal reports. EDA-RE has also offered to pay the reasonable costs, not-to-exceed \$5,000, for independent appraisals obtained by the property owners as required by Code of Civil Procedure section 1263.025.

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

Negotiations are still ongoing with the property owners listed below for the property rights needed for the Project. RCTD and EDA-RE will continue to conduct in good faith its negotiations with the property owners to reach a mutually-agreed upon settlement.

Assessor's Parcel Number (portion)	Parcel Nos.	Owner(s)
727-250-005 727-250-004	0664-004I 0664-004J 0664-004K 0664-004L 0664-004M	James Farzad Hormozi, a single man
727-271-020	0664-007E 0664-007F 0664-007H 0664-007I 0664-007J 0664-007K	Multi-National Investments, LLC, a California limited liability company organized under the laws of the State of Delaware
727-100-006	0664-012B 0664-012C 0664-012D	Ignacio Arellano, a single man, Yolanda Vasquez, as a single woman; Regoberto Mejia and Virginia Mejia, husband and wife; Santiago Leon Castro and Consuelo Leon, husband and wife; Demesio C. Caranza, a single man; Silveria Villalobos, an unmarried woman; Rodrigo Pena Nunez and Elias Pena, husband and wife; Ramon Rodriguez Ortiz and Paula P. Rodriguez, husband and wife; Silveria C. Villalobos, Trustee of the Silveria C. Villalobos Living Trust dated May 3, 1993; Albert Gonzalez, Marie Helen Sanchez; all as their interest may appear of record subject to the following deeds to Ignacio Arellano Vasquez, Jr. and Christian Arellano Vasquez (2009-0054073), Enrique Leon, a single man, as to an undivided one-eighth interest (2014-0407736), and Abigail Zavala Mejia (2014-0459283)
727-100-007 727-100-025	0664-014A 0664-014B 0664-014C 0664-014D	Felix Chac Hung Chuo (Felix Chac H. Chuo) and Stella Cheang Chuo, Trustees of the Felix Chac Hung Chuo and Stella Cheang Chuo Revocable Trust dated July 12, 2007

On December 11, 2018, the Board approved Resolution No. 2018-232, Notice of Intention to Adopt a Resolution of Necessity for the Avenue 66 Grade Separation Project in the Mecca area.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various statutes including Government Code Section 25350.5, Streets and Highway Code section 760 and Code of Civil Procedure section 1240.010, 1240-020, 1240-030, 1240.040, 1240.110, 1240.310, 240.320, 1240.410, 12450.510, and 1240.610.

**Impact on Citizens and Businesses**

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

The Avenue 66 Grade Separation Project will improve access and safety for the community of Mecca and improve goods and services movement through the region.

**UPPLEMENTAL:**

**Additional Fiscal Information**

The amount of \$653,500 represents the deposits to be made to the State Condemnation Fund for the acquisition of the property interests referenced above. These costs are not reimbursable to EDA-Real Estate as they are paid directly by the Transportation Department. The remaining costs in the amount of \$13,750 are reimbursable to EDA Real Estate. The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence and staff time during the condemnation process.

Right of Way Acquisition and Temporary Construction Access (Deposits to the State Condemnation Fund)	\$653,500
Litigation Guarantees	\$3,750
EDA-RE Real Property Staff Time (Condemnation process)	\$10,000
Total Estimated Costs	\$667,250

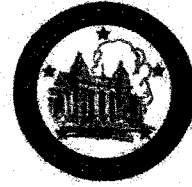
All costs associated with the deposits of these properties are fully funded by CVAG in Transportation Department's budget for FY 2018/19. No net County costs will be incurred as a result of this transaction. These charges are estimates only and only actual amounts will be charged to the project.

**Attachments:**

- Exhibit A - Vicinity Map
- Resolution No. 2019-011 (with legals and plats)
- Notice of Exemption and Journal Voucher

RF:HM:VY:SV:jb 300TR 20.383 13949  
Transportation Work Order No. B8-0664  
MinuteTrak 8546

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



ITEM  
3.18  
(ID # 8541)

MEETING DATE:

Tuesday, December 11, 2018

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

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION AND  
LAND MANAGEMENT AGENCY (TLMA)-TRANSPORTATION DEPARTMENT:  
Resolution No. 2018-232, Notice of Intention to Adopt a Resolution of Necessity  
for the Avenue 66 Grade Separation Project in the Mecca area, District 4; [Total  
Cost - \$0] (Clerk to Send Notice to Property Owners)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2018-232, Notice of Intention to Adopt a Resolution of Necessity for the Avenue 66 Grade Separation Project in the Mecca area;
2. Set a public hearing on January 15, 2019, for the Public Hearing for the Adoption of Resolution No. 2019-001, for the Avenue 66 Grade Separation Project in the Mecca area; and
3. Direct the Clerk of the Board to send out the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

ACTION: Policy

Robert Field, Assistant County Executive Officer/ECD

11/29/2018

Patricia Romo, Director of Transportation

11/29/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing Tuesday, January 15, 2019 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley

Nays: None

Absent: None

Date: December 11, 2018

xc: EDA, Transp., COB

Page 1 of 4

ID# 8541

Kecia Harper-Ihem  
Clerk of the Board

By

Deputy  
3.18

**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: Coachella Valley Association of Governments (CVAG)-100%</b>			<b>Budget Adjustment:</b>	<b>No.</b>
			<b>For Fiscal Year:</b>	<b>2018/19</b>

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

**BACKGROUND:**

**Summary**

UPRR and SR-86 are both designated North American Free Trade Agreement (NAFTA) freight corridors and increasing vehicular traffic due to regional population growth and train traffic along this rail trade corridor is increasing the congestion and causing delays at the existing 4<sup>th</sup> Street at-grade crossing.

Currently, the only Union Pacific Railroad crossing in the Mecca area is an at-grade crossing at 4<sup>th</sup> Street. Traffic going in and out of the Mecca community must wait at the tracks for trains to pass before they are able to cross the tracks. The Riverside County Transportation Department (RCTD) proposes to extend Avenue 66 with a bridge over the railroad tracks to provide a link between SR-86 and the community of Mecca (Project). Reference is made to Exhibit A, Vicinity Map. The proposed new overcrossing will provide a safe crossing, separated from the train traffic, for vehicles, trucks, farm equipment, emergency vehicles, and pedestrians.

On October 5, 2017, the California Department of Transportation (Caltrans), the National Environmental Policy Act (NEPA) and CEQA Lead Agency, made a Categorical Exemption/Categorical Exclusion Determination under Section 6005 of 23 U.S.C. 327, based on an examination of the Project and supporting information.

As documented in the Notice of Exemption, County Transportation conducted a review of the proposed Project and determined that the Project, including the acquisition of the permanent and temporary easements, are categorically exempt from the provisions of CEQA, under the General Rule Exemption, pursuant to CEQA Guidelines Section 15061(b) (3).

The Economic Development Agency-Real Estate Division (EDA-RE) has presented written offers to the property owners as required by Government Code section 7267.2. The amount of the offers is consistent with current property values in the Mecca area and is based upon fair market value appraisal reports. EDA-RE has also offered to pay the reasonable costs, not-to-exceed \$5,000, for independent appraisals obtained by the property owners as required by Code of Civil Procedure section 1263.025.

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

Negotiations are still ongoing with the property owners listed below for the property rights needed for the Project. RCTD and EDA-RE will continue to conduct in good faith its negotiations with the property owners to reach a mutually-agreed upon settlement.

Assessor's Parcel Number (portion)	Parcel Nos.	Owner(s)
727-250-005 727-250-004	0664-004I 0664-004J 0664-004K 0664-004L 0664-004M	James Farzad Hormozi, a single man
727-271-020	0664-007E 0664-007F 0664-007H 0664-007I 0664-007J 0664-007K	Multi-National Investments, LLC, a California limited liability company organized under the laws of the State of Delaware
727-100-006	0664-012B 0664-012C 0664-012D	Ignacio Arellano, a single man, Yolanda Vasquez, as a single woman; Regoberto Mejia and Virginia Mejia, husband and wife; Santiago Leon Castro and Consuelo Leon, husband and wife; Demesio C. Caranza, a single man; Silveria Villalobos, an unmarried woman; Rodrigo Pena Nunez and Elias Pena, husband and wife; Ramon Rodriguez Ortiz and Paula P. Rodriguez, husband and wife; Silveria C. Villalobos, Trustee of the Silveria C. Villalobos Living Trust dated May 3, 1993; Albert Gonzalez, Marie Helen Sanchez; all as their interest may appear of record subject to the following deeds to Ignacio Arellano Vasquez, Jr. and Christian Arellano Vasquez (2009-0054073), Enrique Leon, a single man, as to an undivided one-eighth interest (2014-0407736), and Abigail Zavala Mejia (2014-0459283)
727-100-007 727-100-025	0664-014A 0664-014B 0664-014C 0664-014D	Felix Chac Hung Chuo (Felix Chac H. Chuo) and Stella Cheang Chuo, Trustees of the Felix Chac Hung Chuo and Stella Cheang Chuo Revocable Trust dated July 12, 2007

The Subject Notice of Intention would set a public hearing on January 15, 2019 for the proposed adoption of Resolution No. 2019-001 of the Avenue 66 Grade Separation Project. The scheduling of a Resolution of Necessity hearing on January 15, 2019 is needed in order to permit the Avenue 66 Grade Separation Project to move forward.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various statutes including Government Code Section 25350.5, Streets and Highway Code section 760 and Code of Civil Procedure section 1240.010, 1240-020, 1240-030, 1240.040, 1240.110, 1240.310, 240.320, 1240.410, 12450.510, and 1240.610.



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

**Impact on Residents and Businesses**

The Avenue 66 Grade Separation Project will improve access and safety for the community of Mecca and improve goods and services movement through the region.

**Additional Fiscal Information**

The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence costs and staff time during the condemnation process.

Right of Way Acquisition and Temporary Construction Access (Deposits to the State Condemnation Fund)	\$653,500
Litigation Guarantees	\$3,750
EDA-RE Real Property Staff Time (Condemnation process)	\$10,000
Total Estimated Costs	\$667,250

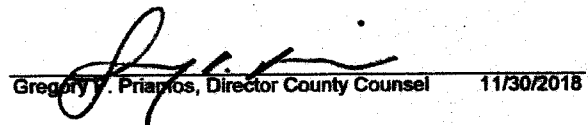
All costs associated with the deposits of these properties are fully funded by CVAG and these costs will be included in a separate Form 11 along with the Authorizing Resolution of Necessity motion. No net County costs will be incurred as a result of this transaction. These charges are estimates only and only actual amounts will be charged to the Project.

**Attachments:**

- Exhibit A - Vicinity Map
- Resolution No. 2018-232 (with legals and plats)

RF:HM:VY:SV:ra 300TR 20.379 13945  
Transportation Work Order No. B8-0664  
MinuteTrak 8541

  
Nehini Basko, Principal Management Analyst 12/3/2018

  
Gregory V. Priamos, Director County Counsel 11/30/2018



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**  
Clerk of the Board of Supervisors

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

January 16, 2019

Mr. Garo Dekmendjian  
Multi-National Investments  
4213 Alonzo Avenue  
Encino, CA 91315

Re: Resolution No. 2018-232, Notice of Intention to Adopt a Resolution of Necessity for the Avenue 66 Grade Separation Project in the Mecca area  
Parcel Nos. 0664-007E, 0664-007F, 0664-007H, 0664-007I, 0664-007J, and 0664-007K

Dear Mr. Dekmendjian:

Currently, the only Union Pacific Railroad crossing in the Mecca area is an at-grade crossing at 4<sup>th</sup> Street. Traffic going in and out of the Mecca community must wait at the tracks for trains to pass before they are able to cross the tracks. The Riverside County Transportation Department (RCTD) proposes to extend Avenue 66 with a bridge over the railroad tracks to provide a link between SR-86 and the community of Mecca (Project). The Project is funded through/by Coachella Valley Association of Governments which will improve access and safety for the community of Mecca and improve goods and services movement through the region.

As you aware, it has been determined the Project may require the acquisition of the fee and temporary construction easement interests in the above-referenced real property for the construction and operation of the Project. This letter is sent to you since you are named as the property owner listed on the County's assessment rolls.

As required by the California Eminent Domain Law, a written offer to acquire the needed property interest(s) as well as the Summary Basis of Valuation Statement were submitted to you on November 13, 2018. As of the date of this letter, no significant progress has been made toward reaching a mutually acceptable agreement to acquire the property as identified as Parcel Nos. 0664-007E, 0664-007I, and 0664-007K (fee simple interest) and Parcel Nos. 0664-007F, 0664-007H, and 0664-007J (non-exclusive temporary construction easement). Since time is of the essence, RCTD and the Economic Development Agency-Real Estate Division staff will recommend to the County Board of Supervisors that it consider the adoption of a Resolution of Necessity to acquire the fee interest and temporary construction easement interest in the property through an eminent domain proceeding.

The County Board of Supervisors will hold a public hearing to decide whether or not to adopt a Resolution of Necessity to acquire the fee interest and temporary construction easement interests in the real property through eminent domain proceedings. Enclosed please find the Notice of Public Hearing which is scheduled for January 29, 2019. You will be given an opportunity to

appear before the Board and be heard on the necessity of acquiring the property by condemnation. The law provides that if you intend to appear and be heard, you must give the County notice fifteen (15) days prior to the hearing date or you waive your right to appear and be heard. However, it is the County's practice that anyone may appear on the day of the hearing, fill out a speaker's card and be heard on the matter.

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

Ms. Kecia Harper  
Clerk to the Board of Supervisors  
County Administrative Center  
PO Box 1147  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, California 92502-1147

RCTD and EDA-Real Estate will continue to conduct in good faith its negotiations with you in an effort to reach a mutually agreeable right-of-way acquisition agreement and/or temporary construction access agreement. Stephi Villanueva of EDA-Real Estate staff is available to meet with you to continue discussions of the acquisition of right-of-way and/or temporary construction easements needed for the Project on a mutually acceptable basis.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or email at [svillanueva@rivco.org](mailto:svillanueva@rivco.org).

Thank you.

Sincerely,



Stephanie Cribbs, Board Assistant to:  
KECIA HARPER  
Clerk of the Board

**REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN RESOLUTION NO. 2018-232, NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY FOR THE AVENUE 66 GRADE SEPARATION PROJECT IN THE MECCA AREA**

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

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

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

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

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



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**  
Clerk of the Board of Supervisors

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

January 16, 2019

James Hormozi  
4046C Burtonwood Avenue  
Joint Base MDL, New Jersey 08641

Re: Resolution No. 2018-232, Notice of Intention to Adopt a Resolution of Necessity for the Avenue 66 Grade Separation Project in the Mecca area  
Parcel Nos. 0664-004I, 0664-004J, 0664-004K, 0664-004L, and 0664-004M

Dear Mr. Hormozi:

Currently, the only Union Pacific Railroad crossing in the Mecca area is an at-grade crossing at 4<sup>th</sup> Street. Traffic going in and out of the Mecca community must wait at the tracks for trains to pass before they are able to cross the tracks. The Riverside County Transportation Department (RCTD) proposes to extend Avenue 66 with a bridge over the railroad tracks to provide a link between SR-86 and the community of Mecca (Project). The Project is funded through/by Coachella Valley Association of Governments which will improve access and safety for the community of Mecca and improve goods and services movement through the region.

As you aware, it has been determined the Project may require the acquisition of the fee and temporary construction easement interest in the above-referenced real property for the construction and operation of the Project. This letter is sent to you since you are named as the property owner listed on the County's assessment rolls.

As required by the California Eminent Domain Law, a written offer to acquire the needed property interest(s) as well as the Valuation Summary Statement were submitted to you on November 9, 2018. As of the date of this letter, no significant progress has been made toward reaching a mutually acceptable agreement to acquire the property as identified as Parcel Nos. 0664-004I and 0664-004K (fee simple interest) and Parcel Nos. 0664-004J, 0664-004L, and 0664-004M (non-exclusive temporary construction easement). Since time is of the essence, RCTD and the Economic Development Agency-Real Estate Division staff will recommend to the County Board of Supervisors that it consider the adoption of a Resolution of Necessity to acquire the fee interest and temporary construction easement interest in the property through an eminent domain proceeding.

The County Board of Supervisors will hold a public hearing to decide whether or not to adopt a Resolution of Necessity to acquire the fee interest and temporary construction easement interests in the real property through eminent domain proceedings. Enclosed please find the Notice of Public Hearing which is scheduled for January 29, 2019. You will be given an opportunity to appear before the Board and be heard on the necessity of acquiring the property by condemnation.

The law provides that if you intend to appear and be heard, you must give the County notice fifteen (15) days prior to the hearing date or you waive your right to appear and be heard. However, it is the County's practice that anyone may appear on the day of the hearing, fill out a speaker's card and be heard on the matter.

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

Ms. Kecia Harper  
Clerk to the Board of Supervisors  
County Administrative Center  
PO Box 1147  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, California 92502-1147

RCTD and EDA-Real Estate will continue to conduct in good faith its negotiations with you in an effort to reach a mutually agreeable right-of-way acquisition agreement and/or temporary construction access agreement. Stephi Villanueva of EDA-Real Estate staff is available to meet with you to continue discussions of the acquisition of right-of-way and/or temporary construction easements needed for the Project on a mutually acceptable basis.

If you have any questions, please call Stephi Villanueva, Supervising Real Property Agent for the Economic Development Agency-Real Estate Division at (951) 955-9277 or email at [svillanueva@rivco.org](mailto:svillanueva@rivco.org).

Thank you.

Sincerely,



Stephanie Cribbs, Board Assistant to:  
KECIA HARPER  
Clerk of the Board