

**SUBMITTAL TO THE FLOOD CONTROL AND  
WATER CONSERVATION DISTRICT  
BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 11.2  
(ID # 15185)

**MEETING DATE:**  
Tuesday, May 25, 2021

**FROM:** FLOOD CONTROL DISTRICT:

**SUBJECT:** FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2021-23, Notice of Intent to Summarily Vacate and Relinquish Riverside County Flood Control and Water Conservation District's Right of Way and Declare the Right of Way Surplus, in the City of Jurupa Valley, RCFC Parcel Nos. 1272-501B, 1272-501C, 1272-501D and Portion of RCFC Parcel No. 1272-501A, Day Creek MDP Line J, Stage 2, Project No. 1-0-00272, District 2. [\$0] (Clerk to Advertise)

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

1. Adopt Resolution No. F2021-23, Notice of Intent to Summarily Vacate and Relinquish Riverside County Flood Control and Water Conservation District's (District) Right of Way and Declare the Right of Way as Surplus, RCFC Parcel Nos. 1272-501B, 1272-501C, 1272-501D and Portion of RCFC Parcel Nos. 1272-501A, located in the city of Jurupa Valley, County of Riverside (County), Day Creek MDP Line J, Stage 2, Project No. 1-0-00272; and
2. Direct the Clerk of the Board to give notice pursuant to Section 6061 of the Government Code.

**ACTION: Policy**

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 5/12/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: May 25, 2021  
xc: Flood

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT 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:</b> N/A			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	20/21

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

**BACKGROUND:**

**Summary**

Day Creek MDP Line J, Stage 2, referenced as Drawing No. 1-0695, was constructed pursuant to the terms of a cooperative agreement dated September 15, 2009 between the District, County and Anthony P. Vernola, as both the successor trustee of the Pat and Mary Ann Vernola Trust-Marital Trust and trustee of the Anthony P. Vernola Trust U/D/T dated October 18, 2000, who was the vested owner of Assessor's Parcel Number (APN) 152-020-027 at that time. This storm drain system was the final piece of the system connecting the existing Stage 1, which outletted flows just west of Pats Ranch Road and connected to a Caltrans channel at 68<sup>th</sup> Street. This facility was constructed prior to Mr. Vernola's site development and required interim dirt and asphalt cover with side slopes to protect the reinforced concrete box. Easements were provided to the District for the interim access and maintenance of the slopes and cover, recorded on January 24, 2012 as Instrument Nos. 2012-0030002, 2018-0030003 and 2012-0030004, and referenced respectively as RCFC Parcel Nos. 1272-501B, 1272-501C and 1272-501D. The ultimate maintenance easement for the underground storm drain improvement was recorded as Instrument No. 2012-0030001, referenced as RCFC Parcel No. 1272-501A. This facility was constructed and accepted in 2013.

In 2020, the District was provided the grading and the street improvements plans approved by the City of Jurupa Valley for the site improvements for APN 152-020-027, owned by BMF IV CA Jurupa Valley Crossroads (Developer). These plans show the site grading provided adequate cover and protection of the existing facility and access through the site for the District's continued operation and maintenance. The District has reviewed the provided plans and has issued Encroachment Permit No. 1-0-00272-3842, which allows the removal of the slope protection and the turnaround located near the southern property limits as it has been determined that it is no longer necessary for District use.

Therefore, the District recommends that all of RCFC Parcel Nos. 1272-501B, 1272-501C, 1272-501D and a portion of RCFC Parcel No. 1272-501A, as legally described in Exhibits "A" and "B", be summarily vacated, relinquished and declared surplus to the District's needs pursuant to California Water Code – Appendix, Chapter 48, Sections 48-9 and 48-13.

Resolution No. F2021-23 has been approved as to form by County Counsel.

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD  
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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

This right of way will be summarily vacated when the Board meets to conclude the proposed transaction on June 22, 2021, at 9:30 a.m. or soon thereafter in the meeting room of the Board of Supervisors.

**Impact on Residents and Businesses**

No impact.

**Additional Fiscal Information**

All cost shall be borne by Developer.

**ATTACHMENTS:**

1. Resolution No. F2021-23
2. Vicinity Map

AU:rlp  
P8/237988



Jason Farin, Principal Management Analyst

5/17/2021



Gregory L. Priamos, Director County Counsel

5/13/2021



**BOARD OF SUPERVISORS**

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

**RESOLUTION NO. F2021-23**

NOTICE OF INTENT TO SUMMARILY VACATE AND RELINQUISH RIVERSIDE COUNTY  
FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S  
RIGHT OF WAY AND DECLARE THE RIGHT OF WAY AS SURPLUS,  
RCFC PARCELS 1272-501B, 1272-501C, 1272-501D AND PORTION OF 1272-501A,  
LOCATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE  
DAY CREEK MDP LINE J, STAGE 2, PROJECT 1-0-00272

**WHEREAS**, the Riverside County Flood Control and Water Conservation District ("District") is the  
owner of a certain right of way easement interest ("ROW") that was granted via easement deeds, recorded as  
Instrument Nos. 2012-0030001, 2012-0030002, 2012-0030003 and 2012-0030004 on January 24, 2012 in  
the Official Records of the County of Riverside, over portions of real property identified with Assessor's  
Parcel Number (APN) 152-020-027, with said right of way respectively referred to as RCFC Parcel Numbers  
1272-501A, 1272-501B, 1272-501C and 1272-501D located in the city of Jurupa Valley, County of  
Riverside; and

**WHEREAS**, the owner of APN 152-020-027 has provided the District with site and grading plans  
approved by the City of Jurupa Valley, which protects the District's Day Creek MDP Line J, Stage 2 facility  
and provides access through the site within the street improvements; and

**WHEREAS**, the District has issued Encroachment Permit Number 1-0-00272-3842 for the removal  
of the slope protection and asphalt turnaround and requests the vacation of a portion of RCFC Parcel Number  
1272-501A and all RCFC Parcel Numbers 1272-501B, 1272-501C, 1272-501D as they are no longer required  
for the operation and maintenance of this facility; and

**WHEREAS**, pursuant to Water Code Appendix Chapter 48, Sections 48-9 and 48-13, the District may  
dispose of any interest in real property determined to be no longer necessary to be retained for the use and purposes  
of the District.

FORM APPROVED COUNTY COUNSEL  
RYAN D YABKO  
5/13/21  
DATE





**RESOLUTION # F2021-23**

**ATTACHEMENTS**

- 1) RCFC Parcel Number 1272-501A, Instrument No. 2012-0030001, recorded on January 24, 2012 in the Official Records of the County of Riverside, portion to be vacated described and depicted in Exhibits "A" and "B";
- 2) RCFC Parcel Number 1272-501B, Instrument No. 2012-0030002, recorded on January 24, 2012 in the Official Records of the County of Riverside;
- 3) RCFC Parcel Number 1272-501C, Instrument No. 2012-0030003, recorded on January 24, 2012 in the Official Records of the County of Riverside;
- 4) RCFC Parcel Number 1272-501D, Instrument No. 2012-0030004, recorded on January 24, 2012 in the Official Records of the County of Riverside.



Recording Requested By  
CHICAGO TITLE COMPANY

42035034 K26  
Recorded at request of, and return to:  
Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, California 92501-1770

DOC # 2012-0030001

01/24/2012 11:26 AM Fees: \$0.00

Page 1 of 9

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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

NO FEE (GOV. CODE 6103)

Day Creek MDP Line J, Stage 2  
Project No. 1-0-00272-02

The undersigned grantor(s) declare(s) No Consideration  
DOCUMENTARY TRANSFER TAX \$ ~~NONE~~  $\phi$

RCFC Parcel No. 1272-501A

## EASEMENT DEED

ANTHONY P. VERNOLA, Trustee of the Anthony P. Vernola Trust U/D/T dated October 18, 2000,  
as amended, as to an undivided one-half (1/2) interest and  
ANTHONY P. VERNOLA, Successor Trustee of the Pat and Mary Ann Vernola Trust – Marital Trust, as to  
an undivided one-half (1/2) interest, hereinafter collectively referred to as “GRANTOR”, hereby grant to  
**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**,  
hereinafter referred to as “DISTRICT”, an easement for flood control and drainage purposes, including but  
not limited to the construction, use, repair, reconstruction, inspection, operation and maintenance of **storm  
drain facilities**, and all appurtenant works, including ingress and egress thereto, over, under, across and  
limited to and only within that certain real property situated in City of Jurupa Valley, County of Riverside,  
State of California, as described in Exhibit “A” and shown in Exhibit “B”, attached hereto and made a part  
hereof, hereinafter referred to as “EASEMENT AREA”.

GRANTOR and GRANTOR’s successors and assigns, shall have all rights and privileges as may be used  
and enjoyed without interfering with the use of the EASEMENT AREA, including, without limitation, use of  
the EASEMENT AREA for landscaping and surface parking; provided, however, if the EASEMENT AREA  
is landscaped, it shall be with ground cover and shrubs, excluding any and all trees and woody vegetation.  
Additionally, GRANTOR and GRANTOR’s successors and assigns agree not to erect, place, maintain, or  
permit the erection, placement, or maintenance of any building, planter boxes, earth fill or other structures  
(except walls and fences) on the EASEMENT AREA. DISTRICT and its contractors, agents and employees  
shall have the right to trim or cut tree roots, as they may endanger or interfere with the aforementioned storm  
drain facilities, and shall have free access to said facilities and every part thereof, at all times, for the purpose  
of exercising the rights herein granted; provided, however that in making any excavation on the EASEMENT  
AREA, DISTRICT shall make the same in such a manner as will cause the least injury to the surface of the  
ground around such excavation and shall replace the earth so removed by DISTRICT and restore the surface  
of the ground to as near the same condition as existed prior to such excavation as practicable.

Assessor Parcel Number: 152-020-012

Mail Tax Statements to : *Same As Above*

Page -2-  
Easement Deed  
Day Creek MDP Line J, Stage 2  
Project No. 1-0-00272-02  
RCFC Parcel No. 1272-501A

ANTHONY P. VERNOLA, Trustee of the Anthony P. Vernola Trust U/D/T dated October 18, 2000, as amended:

Date: October 28, 2011

By: Anthony P. Vernola Trustee  
Anthony P. Vernola, Trustee

ANTHONY P. VERNOLA, Successor Trustee of the Pat and Mary Ann Vernola Trust – Marital Trust:

Date: October 28, 2011

By: Anthony P. Vernola Trustee  
Anthony P. Vernola, Successor Trustee

(Notary Attached)



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On October 28, 2011 before me, Ethvel Jo Curtis, Notary Public  
(Here insert name and title of the officer)

personally appeared Anthony P. Uernola -

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

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

WITNESS my hand and official seal.

Ethvel Jo Curtis  
Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

Easement Deed  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages - Document Date -

\_\_\_\_\_  
(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~ - is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary : Esthyel Jo Curtis

Notary Identification Number : 1800463

Vender Identification Number : NNA1

County Where Bond Is Filed : Los Angeles

Date Commission Exp : Jun 5, 2012

Place of Execution : Riverside

SPL, Inc. as agent

DATE: 1/24/12

[Signature]  
Signature

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_ personally appeared, \_\_\_\_\_ who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. Signature

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

Place of Execution : \_\_\_\_\_  
SPL, Inc. as agent

DATE: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_  
Signature



**EXHIBIT "A"**  
**STORM DRAIN EASEMENT**  
**1272-501A**

That portion of the south half of Section 30, Township 2 South, Range 6 West, San Bernardino Meridian, in the County of Riverside, State of California as per map of sectionized survey of Jurupa Rancho, as shown by map on file in Book 9 of Maps at page 33, Records of San Bernardino County, California, described as follows:

**COMMENCING** at a point being the northeasterly corner of Parcel 7491-1 as described in Final Order of Condemnation No. 169015 by the Superior Court of the State of California for the County of Riverside recorded February 1, 1988 as Instrument No. 28620, Official Records of said county and state, said corner also being the southwesterly corner of Parcel B of Lot Line Adjustment No. 4782 recorded February 8, 2005 as Document No. 2005-0107263, Official Records of said Riverside County, California;

Thence North 89°34'29" East along the southerly line of said Parcel B, a distance of 2.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 89°34'29" East along said southerly line of Parcel B, a distance of 38.03 feet to a point on a line parallel with and distant easterly 40.00 feet, measured at a right angle, from the easterly line of said Parcel 7491-1;

Thence South 02°41'36" East along said parallel line, a distance of 837.36 feet;

Thence North 42°18'24" East, a distance of 42.43 feet;

Thence South 02°41'36" East, a distance of 42.43 feet;

Thence South 42°18'24" West, a distance of 42.43 feet to a point on said parallel line distant easterly 40.00 feet from said easterly line of Parcel 7491-1;

Thence South 02°41'36" East along said parallel line, a distance of 213.87 feet to the beginning of a tangent curve, concave to the west, having a radius of 144.00 feet;

Thence southerly along said curve through a central angle of 19°45'38", an arc distance of 49.66 feet, a radial line to said point bears South 72°55'58" East;

Thence South 46°50'29" East, a distance of 43.43 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 184.00 feet, a radial line to said point bears South 66°58'26" East;

Thence southwesterly along said curve through a central angle of 10°05'02", an arc distance of 32.38 feet;

Thence North 75°27'32" West, a distance of 42.55 feet;

Thence South 32°54'53" West, a distance of 7.88 feet to a point on said easterly line of Parcel 7491-1;

Thence North 02°41'36" West along said easterly line, a distance of 101.44 feet to a point thereon;



Thence leaving said easterly line North 87°18'24" East, a distance of 2.00 feet to a point on a line parallel with and distant easterly 2.00 from said easterly line of Parcel 7491-1;

Thence North 02°41'36" West along said parallel line, a distance of 1095.16 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.09 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

mo A Faghihi  
Mohammad A. Faghihi, L.S. 6607

2/19/11  
Date



Prepared by: AB  
Checked by: AG

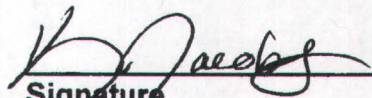


Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

No 66607

Place of Execution : San Bernardino

SPL, Inc. as agent

  
Signature

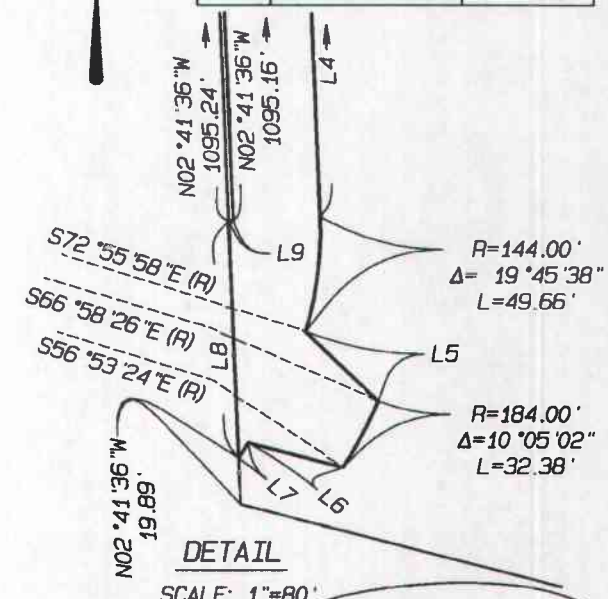
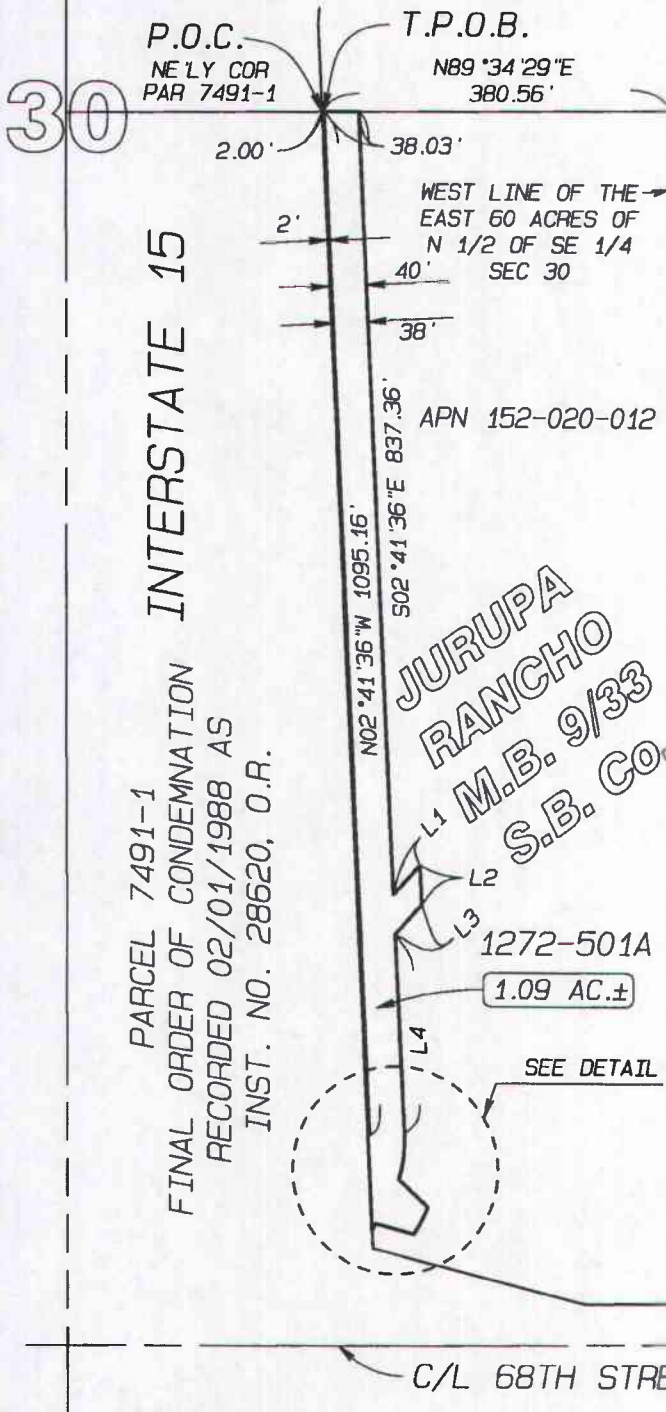
Date: 1, 24, 12



# EXHIBIT "B"

PAR B LLA 4782  
 REC. 2/8/2005  
 DOC. #2005-0107263, O.R.

LINE	BEARING	DISTANCE
L1	N42°18'24"E	42.43'
L2	S02°41'36"E	42.43'
L3	S42°18'24"W	42.43'
L4	S02°41'36"E	213.87'
L5	S46°50'29"E	43.43'
L6	N75°27'32"W	42.55'
L7	S32°54'53"W	7.88'
L8	N02°41'36"W	101.44'
L9	N87°18'24"E	2.00'



MOHAMMAD A. FAGHIHI, LS 6607  
 DATE: FEBRUARY 7, 2011

ALBERT A.  
**WEBB**  
 ASSOCIATES

## RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

File G:\2009\09-0240\DWG & PRO\09-240 Vernola Flood esmt 152-640-003.pro

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

SHEET 1 OF 1 W.O. 09-0240

SCALE: 1"= 300' DRWN BY AF DATE 2/2/11 SUBJECT: STORM DRAIN EASEMENT  
 CHKD BY AF DATE 2/9/11



### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Easement Deed, dated 10/28/2011 from Anthony P. Vernola, Trustee of the Anthony P. Vernola Trust U/D/T dated October 18, 2000, as amended, and Anthony P. Vernola, Successor Trustee of the Pat and Mary Ann Vernola Trust – Marital Trust, to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT is hereby accepted by the undersigned officer pursuant to authority conferred by resolution of the Board of Supervisors of said District adopted on May 12, 1961, and the grantee consents to the recordation thereof by its duly authorized officer.

Date 12-15-2011

By: Steve Thomas  
FOR WARREN D. WILLIAMS  
General Manager-Chief Engineer

Project: Day Creek MDP Line J, Stage 2  
Project No. 1-0-00272-02  
APN: 152-020-012  
RCFC Parcel No. 1272-501A

**EXHIBIT "A"**  
**PARTIAL QUITCLAIM 1272-501A**  
**LEGAL DESCRIPTION**

BEING THE EASEMENT DEED DEDICATED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AS RCFC PARCEL NO. 1272-501A, RECORDED JANUARY 24, 2012 AS DOCUMENT NO. 2012-0030001, ALSO BEING A PORTION OF PARCEL "A" AS DESCRIBED IN LOT LINE ADJUSTMENT NO. 19005, RECORDED JUNE 5, 2020 AS DOCUMENT NO. 2020-0240387, AS CONVEYED BY THAT CERTAIN GRANT DEED RECORDED JUNE 8, 2020 AS DOCUMENT NO. 2020-0243129 ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 WEST, IN THE JURUPA RANCHO AS PER MAP OF THE JURUPA RANCHO, ON FILE IN BOOK 9 OF MAPS, AT PAGE 33 THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL "A";**

**THENCE NORTH 01°57'51" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 20.01 FEET TO THE MOST SOUTHERLY POINT OF THAT CERTAIN EASEMENT DEED RECORDED JANUARY 24, 2012 AS DOCUMENT NO. 2012-0030001 OF OFFICIAL RECORDS OF SAID COUNTY;**

**THENCE THE FOLLOWING FOUR (4) COURSES ARE ALONG THE EASTERLY LINE OF SAID EASEMENT DEED;**

**1) NORTH 33°38'38" EAST, A DISTANCE OF 7.88 FEET TO THE TRUE POINT OF BEGINNING;**

**2) SOUTH 74°43'47" EAST, A DISTANCE OF 42.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 184.00 FEET TO A POINT WHICH A RADIAL LINE BEARS SOUTH 56°09'39" EAST;**

**3) NORTHEASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°05'02", AN ARC DISTANCE OF 32.38 FEET TO A POINT WHICH A RADIAL LINE BEARS SOUTH 66°14'41" EAST;**

**4) NORTH 46°06'44" WEST, A DISTANCE OF 39.40 TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 50°48'44" EAST;**

**THENCE SOUTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49°57'24", AN ARC DISTANCE OF 21.80 FEET TO A POINT WHICH A RADIAL LINE BEARS SOUTH 00°51'21" EAST;**



**EXHIBIT "A"**  
**PARTIAL QUITCLAIM 1272-501A**  
**LEGAL DESCRIPTION**

**THENCE SOUTH 14°40'22" WEST, A DISTANCE OF 36.44 FEET TO THE TRUE POINT OF BEGINNING.**

CONTAINING 1960.16 SQUARE FEET, MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.  
PREPARED UNDER MY SUPERVISION



\_\_\_\_\_  
Michael E. Johnson, L.S. 7673

\_\_\_\_\_  
8/20/20

\_\_\_\_\_  
Date

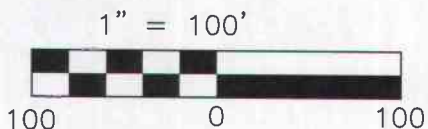
Prepared by: AL

Checked by: mg





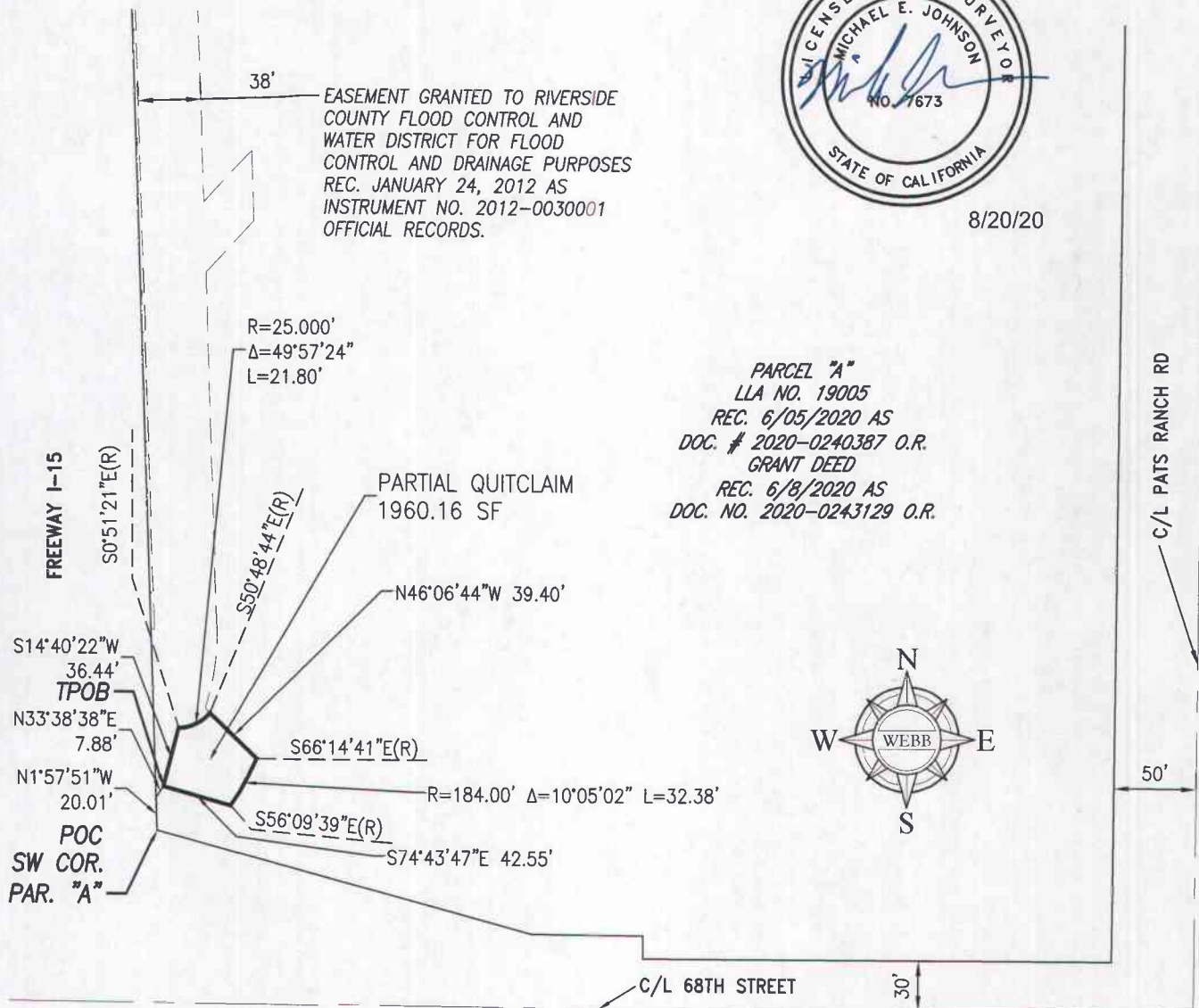
# EXHIBIT "B" PARTIAL QUITCLAIM



8/20/20

EASEMENT GRANTED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER DISTRICT FOR FLOOD CONTROL AND DRAINAGE PURPOSES REC. JANUARY 24, 2012 AS INSTRUMENT NO. 2012-0030001 OFFICIAL RECORDS.

**PARCEL "A"**  
LLA NO. 19005  
REC. 6/05/2020 AS  
DOC. # 2020-0240387 O.R.  
GRANT DEED  
REC. 6/8/2020 AS  
DOC. NO. 2020-0243129 O.R.



SEC. 30, T2S, R6W, JURUPA RANCHO

ALBERT A.  
**WEBB**  
ASSOCIATES

**RIVERSIDE COUNTY FLOOD CONTROL  
& WATER CONSERVATION DISTRICT**

H:\2019\19-0083\Drawings\Mapping\Legals & Plats\QUITCLAIM\2019-0083\_RCFC\_QC.dwg 8/20/2020 11:33 AM

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

SHEET 1 OF 1

W.O.  
19-0083

SCALE: 1"=100'

DRWN BY ALR  
CHKD BY MJ

DATE 8/18/2020  
DATE 8/18/2020

**PARTIAL QUITCLAIM**



Recording Requested By  
CHICAGO TITLE COMPANY

42035034 K24  
Recorded at request of, and return to:  
Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, California 92501-1770

DOC # 2012-0030002  
01/24/2012 11:26 AM Fees: \$0.00  
Page 1 of 7  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

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

NO FEE (GOV. CODE 6103)

Day Creek MDP Line J, Stage 2  
Project No. 1-0-00272-02

The undersigned grantor(s) declare(s) No Consideration  
DOCUMENTARY TRANSFER TAX \$ ~~NONE~~ 0

RCFC Parcel No. 1272-501B

### EASEMENT DEED

ANTHONY P. VERNOLA, Trustee of the Anthony P. Vernola Trust U/D/T dated October 18, 2000,  
as amended, as to an undivided one-half (1/2) interest and  
ANTHONY P. VERNOLA, Successor Trustee of the Pat and Mary Ann Vernola Trust – Marital Trust, as to  
an undivided one-half (1/2) interest, hereinafter collectively referred to as "GRANTOR", hereby grant to  
**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**,  
hereinafter referred to as "DISTRICT", an easement for slope protection, including but not limited to  
construction, repair, reconstruction, and inspection to maintain the lines and grades established for Day  
Creek MDP Line J, Stage 2, and all appurtenant works, including ingress and egress thereto, limited to and  
only within that certain real property situated in City of Jurupa Valley, County of Riverside, State of  
California, as described in Exhibit "A" and shown in Exhibit "B" attached hereto and made a part hereof.

GRANTOR and its successors and assigns, reserve the right to add fill to the easement area upon the  
issuance of a grading permit by the City of Jurupa Valley; and the District will quitclaim and relinquish all of  
the interests herein granted by this easement, as they will no longer be necessary to the District, upon the  
issuance of a building permit by the City of Jurupa Valley for the legal larger parcel referenced by Assessor  
Parcel Number 152-020-012.

ANTHONY P. VERNOLA, Trustee of the Anthony  
P. Vernola Trust U/D/T dated October 18, 2000,  
as amended:

Date: October 28, 2011

By: Anthony P. Vernola Trustee  
Anthony P. Vernola, Trustee

ANTHONY P. VERNOLA, Successor Trustee of  
the Pat and Mary Ann Vernola Trust – Marital Trust:

Date: October 28, 2011

By: Anthony P. Vernola Trustee  
Anthony P. Vernola, Successor Trustee

(Notary Attached)

Mail Tax Statements to : Same As Above



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On October 28, 2011 before me, Ethvel Jo Curtis, Notary Public  
(Here insert name and title of the officer)

personally appeared Anthony P. Vernola -

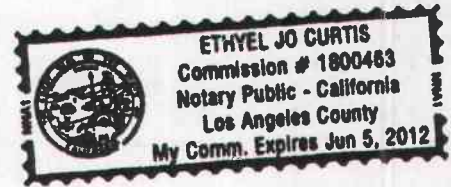
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Ethvel Jo Curtis  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

Easement Deed  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document





GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary : Elizabeth Jo Curtis

Notary Identification Number : 1800463

Vender Identification Number : NNA1

County Where Bond Is Filed : Los Angeles

Date Commission Exp : Jun 5, 2012

Place of Execution : Riverside

SPL, Inc. as agent

DATE: 1/24/12

[Signature]  
Signature

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_ personally appeared, \_\_\_\_\_ who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. Signature

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

Place of Execution : \_\_\_\_\_  
SPL, Inc. as agent

DATE: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
\_\_\_\_\_  
Signature

**EXHIBIT "A"**  
**SLOPE EASEMENT**  
**1272-501B**

That portion of the south half of Section 30, Township 2 South, Range 6 West, San Bernardino Meridian, in the County of Riverside, State of California as per map of sectionized survey of Jurupa Rancho, as shown by map on file in Book 9 of Maps at page 33, Records of San Bernardino County, California, described as follows:

**COMMENCING** at a point being the southwesterly corner of Parcel B of Lot Line Adjustment No. 4782 recorded February 8, 2005 as Document No. 2005-0107263, Official Records of Riverside County, California, said point also being the northeasterly corner of Parcel 7491-1 as described in Final Order of Condemnation No. 169015 by the Superior Court of the State of California for the County of Riverside recorded February 1, 1988 as Instrument No. 28620, Official Records of said county and state;

Thence South 02°41'36" East along the easterly line of said Parcel 7491-1, a distance of 881.37 feet to a point thereon;

Thence leaving said easterly line North 87°18'24" East, at a right angle, a distance of 40.00 feet to the **TRUE POINT OF BEGINNING**;

Thence North 42°18'24" East, a distance of 28.28 feet to a point on a line parallel with and distant 60.00 feet, measured at a right angle, from said easterly line of Parcel 7491-1;

Thence South 02°41'36" East along said parallel line, a distance of 233.87 feet to the beginning of a tangent curve, concave to the west, having a radius of 164.00 feet;

Thence southerly along said curve through a central angle of 21°31'07", an arc distance of 61.59 feet, a radial line to said point bears South 71°10'29" East;

Thence South 38°44'20" East, a distance of 24.03 feet;

Thence South 07°28'22" West, a distance of 29.38 feet;

Thence South 12°13'17" West, a distance of 28.98 feet to a point on the boundary line of said Parcel 7491-1;

Thence North 75°50'06" West along said boundary line, a distance of 52.31 feet to a point on said easterly line of Parcel 7491-1;

Thence North 02°41'36" West along said easterly line, a distance of 19.89 feet to a point thereon;

Thence leaving said easterly line North 32°54'53" East, a distance of 7.88 feet;



Thence South  $75^{\circ}27'32''$  East, a distance of 42.55 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 184.00 feet, a radial line to said point bears South  $56^{\circ}53'24''$  East;

Thence northeasterly along said curve through a central angle of  $10^{\circ}05'02''$ , an arc distance of 32.38 feet, a radial line to said point bears South  $66^{\circ}58'26''$  East;

Thence North  $46^{\circ}50'29''$  West, a distance of 43.43 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 144.00 feet, a radial line to said point bears South  $72^{\circ}55'58''$  East;

Thence northerly along said curve through a central angle of  $19^{\circ}45'38''$ , an arc distance of 49.66 feet to a point on a line parallel with and distant easterly 40.00 feet, measured at a right angle, from said easterly line of Parcel 7491-1;

Thence North  $02^{\circ}41'36''$  West along said parallel line, a distance of 213.87 feet to the **TRUE POINT OF BEGINNING**.

Containing 7,339 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

mo → Faghi  
Mohammad A. Faghini, L.S. 6607

3/8/11  
Date



Prepared by: AB  
Checked by: AG



# EXHIBIT "B"

PARCEL B  
LLA 4782  
DOC. #05-0107263  
REC. 02/08/05, O.R.

P.O.C.  
SWLY COR  
PAR B LLA 4782

SELY COR  
PAR B

WEST LINE OF THE  
EAST 60 ACRES OF  
N 1/2 OF SE 1/4  
SEC 30

APN 152-020-012

JURUPA RANCHO  
M.B. 9/33 S.B.CO.

T.P.O.B.



PARCEL 7491-1  
FINAL ORDER OF CONDEMNATION  
RECORDED 02/01/1988 AS  
INST. NO. 28620, O.R.

INTERSTATE 15

N87°18'24"E  
40.00'

S02°41'36"E 1216.57'  
881.37'

315.32'

60'

40'

1272-501B

7,339 SQ.FT.±

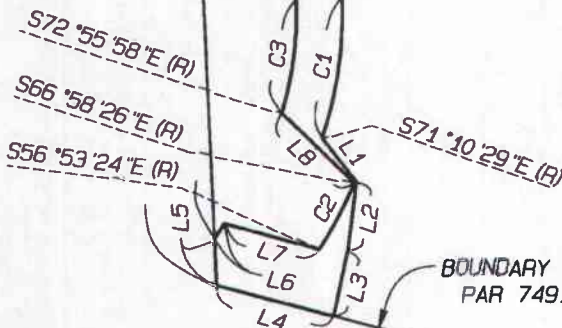
N02°41'36"W 213.87'

S02°41'36"E 233.87'

20'

LINE	BEARING	DISTANCE
L1	S38°44'20"E	24.03'
L2	S07°28'22"W	29.38'
L3	S12°13'17"W	28.98'
L4	N75°50'06"W	52.31'
L5	N02°41'36"W	19.89'
L6	N32°54'53"E	7.88'
L7	S75°27'32"E	42.55'
L8	N46°50'29"W	43.43'

CURVE	RADIUS	DELTA	LENGTH
C1	164.00'	21°31'07"	61.59'
C2	184.00'	10°05'02"	32.38'
C3	144.00'	19°45'38"	49.66'



BOUNDARY LINE  
PAR 7491-1



MOHAMMAD A. FAGHIHI, LS 6607  
DATE: FEBRUARY 7, 2011

SEC 30, T2S, R6W, SBM

68TH STREET

A L B E R T A .

**WEBB**

A S S O C I A T E S

RIVERSIDE COUNTY FLOOD CONTROL  
& WATER CONSERVATION DISTRICT

File G:\2009\09-0240\DWG & PRO\09-240 Vernola slope easements parcel 3.pro

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

SHEET 1 OF 1

W.O.  
09-0240

SCALE: 1" = 80'

DRWN BY  
CHKD BY

DATE  
DATE

SUBJECT: SLOPE EASEMENT

DOC # 2012-0030002

Page 6 of 7 01/24/2012 11:26 AM



### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Easement Deed, dated 10-28-2011 from Anthony P. Vernola, Trustee of the Anthony P. Vernola Trust U/D/T dated October 18, 2000, as amended, and Anthony P. Vernola, Successor Trustee of the Pat and Mary Ann Vernola Trust – Marital Trust, to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT is hereby accepted by the undersigned officer pursuant to authority conferred by resolution of the Board of Supervisors of said District adopted on May 12, 1961, and the grantee consents to the recordation thereof by its duly authorized officer.

Date 12-15-2011

By: Steve Thomas  
FOR WARREN D. WILLIAMS  
General Manager-Chief Engineer

Project: Day Creek MDP Line J, Stage 2  
Project No. 1-0-00272-02  
APN: 152-020-012  
RCFC Parcel No. 1272-501B

Recording Requested By  
CHICAGO TITLE COMPANY

*42035034 K26*  
Recorded at request of, and return to:  
Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, California 92501-1770

DOC # 2012-0030003

01/24/2012 11:26 AM Fees: \$0.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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

NO FEE (GOV. CODE 6103)

Day Creek MDP Line J, Stage 2  
Project No. 1-0-00272-02

The undersigned grantor(s) declare(s) No Consideration  
DOCUMENTARY TRANSFER TAX \$ ~~NONE~~ *CR*

RCFC Parcel No. 1272-501C

### EASEMENT DEED

ANTHONY P. VERNOLA, Trustee of the Anthony P. Vernola Trust U/D/T dated October 18, 2000,  
as amended, as to an undivided one-half (1/2) interest and

ANTHONY P. VERNOLA, Successor Trustee of the Pat and Mary Ann Vernola Trust – Marital Trust, as to  
an undivided one-half (1/2) interest, hereinafter collectively referred to as “GRANTOR”, hereby grant to  
**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**,  
hereinafter referred to as “DISTRICT”, an easement for slope protection, including but not limited to  
construction, repair, reconstruction, and inspection to maintain the lines and grades established for Day  
Creek MDP Line J, Stage 2, and all appurtenant works, including ingress and egress thereto, limited to and  
only within that certain real property situated in City of Jurupa Valley, County of Riverside, State of  
California, as described in Exhibit “A” and shown in Exhibit “B” attached hereto and made a part hereof.

GRANTOR and its successors and assigns, reserve the right to add fill to the easement area upon the  
issuance of a grading permit by the City of Jurupa Valley; and the District will quitclaim and relinquish all of  
the interests herein granted by this easement, as they will no longer be necessary to the District, upon the  
issuance of a building permit by the City of Jurupa Valley for the legal larger parcel referenced by Assessor  
Parcel Number 152-020-012.

ANTHONY P. VERNOLA, Trustee of the Anthony  
P. Vernola Trust U/D/T dated October 18, 2000,  
as amended:

Date: October 28, 2011

By: *Anthony P. Vernola*  
Anthony P. Vernola, Trustee

ANTHONY P. VERNOLA, Successor Trustee of  
the Pat and Mary Ann Vernola Trust – Marital Trust:

Date: October 28, 2011

By: *Anthony P. Vernola*  
Anthony P. Vernola, Successor Trustee

(Notary Attached)

Mail Tax Statements to : *Sue A. Abare*



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On October 28, 2011 before me, Ethyel JO Curtis, Notary Public  
(Here insert name and title of the officer)

personally appeared Anthony P. Vernola

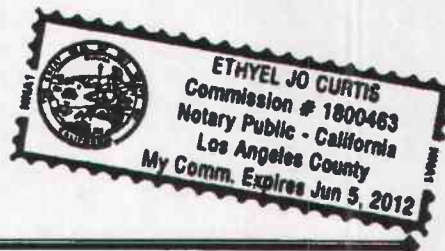
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Ethyel Jo Curtis  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Easement Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 10/28/11

(Additional information)

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_



GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary : Ethyel Jo Curtis

Notary Identification Number : 1800463

Vender Identification Number : NNA1

County Where Bond Is Filed : Los Angeles

Date Commission Exp : Jun 5, 2012

Place of Execution : Riverside

SPL, Inc. as agent

DATE: 1, 24, 12

[Signature] Signature

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_ personally appeared, \_\_\_\_\_ who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. Signature

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

Place of Execution : \_\_\_\_\_  
SPL, Inc. as agent

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



**EXHIBIT "A"**  
**SLOPE EASEMENT**  
**1272-501C**

That portion of the south half of Section 30, Township 2 South, Range 6 West, San Bernardino Meridian, in the County of Riverside, State of California as per map of sectionized survey of Jurupa Rancho, as shown by map on file in Book 9 of Maps at page 33, Records of San Bernardino County, California, described as follows:

**COMMENCING** at a point being the southwesterly corner of Parcel B of Lot Line Adjustment No. 4782, recorded February 8, 2005 as Document No. 2005-0107263, Official Records of Riverside County, California, said point also being the northeasterly corner of Parcel 7491-1 as described in Final Order of Condemnation No. 169015 by the Superior Court of the State of California for the County of Riverside recorded February 1, 1988 as Instrument No. 28620, Official Records of said county and state;

Thence South 02°41'36" East along the easterly line of said Parcel 7491-1, a distance of 589.78 feet to a point thereon;

Thence leaving said easterly line North 87°18'24" East, at a right angle, a distance of 40.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 87°18'24" East, a distance of 20.00 feet to a point on a line parallel with and distant easterly 60.00 feet, measured at a right angle, from said easterly line of Parcel 7491-1;

Thence South 02°41'36" East along said parallel line, a distance of 229.16 feet;

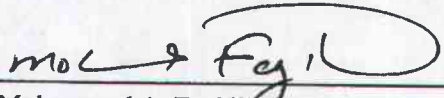
Thence South 42°18'24" West, a distance of 28.28 feet to a point on a line parallel with and distant 40.00 feet, measured at a right angle, from said easterly line of Parcel 7491-1;

Thence North 02°41'36" West along said parallel line, a distance of 249.16 feet to the **TRUE POINT OF BEGINNING**.

Containing 4,783 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

  
Mohammad A. Faghih, L.S. 6607

3/8/11  
Date



Prepared by: JB  
Checked by: JB

# EXHIBIT "B"

PARCEL B

LLA 4782

DOC. #05-0107263

REC. 02/08/05, O.R.

P.O.C.  
SW'LY COR  
PAR B LLA 4782

SE'LY COR  
PAR B

S'LY LINE PAR B

N89°34'29"E 380.56'

SO LINE OF N 1/2  
SEC 30, T2S, R6W, SBM

WEST LINE OF THE  
EAST 60 ACRES OF  
N 1/2 OF SE 1/4  
SEC 30



INTERSTATE 15

APN 152-020-012

JURUPA RANCHO  
M.B. 9/33  
S.B. CO.

DOC # 2012-0030003  
Page 5 of 6 01/24/2012 11:26 AM

PARCEL 7491-1  
FINAL ORDER OF CONDEMNATION  
RECORDED 02/01/1988 AS  
INST. NO. 28620, O.R.

E'LY LINE  
PAR 7491-1

S02°41'36"E 838.94'  
881.37'  
589.78'

249.16'  
N87°18'24"E 40.00'  
N87°18'24"E 249.16'  
N02°36'14"W 14.00'  
S02°41'36"E 229.16'

T.P.O.B.

N87°18'24"E  
20.00'

1272-501C  
4,783 SQ.FT.±



MOHAMMAD A. FAGHIHI, LS 6607  
DATE: FEBRUARY 7, 2011

N87°18'24"E 40.00'

SEC 30, T2S, R6W, SBM

ALBERT A.

## WEBB

ASSOCIATES

### RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

File :G:\2009\09-0240\DWG & PRO\09-240 Vernola slope easements parcel 2.pro

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

SHEET 1 OF 1

W.D.  
09-0240

SCALE: 1" = 80'

DRWN BY AS  
CHKD BY AG

DATE 8/7/11  
DATE 7/9/11

SUBJECT: SLOPE EASEMENT



### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Easement Deed, dated 10-28-2011 from Anthony P. Vernola, Trustee of the Anthony P. Vernola Trust U/D/T dated October 18, 2000, as amended, and Anthony P. Vernola, Successor Trustee of the Pat and Mary Ann Vernola Trust - Marital Trust, to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT is hereby accepted by the undersigned officer pursuant to authority conferred by resolution of the Board of Supervisors of said District adopted on May 12, 1961, and the grantee consents to the recordation thereof by its duly authorized officer.

Date 12-15-2011

By: Steve Thomas  
WARREN D. WILLIAMS  
General Manager-Chief Engineer

Project: Day Creek MDP Line J, Stage 2  
Project No. 1-0-00272-02  
APN: 152-020-012  
RCFC Parcel No. 1272-501C

Recording Requested By  
CHICAGO TITLE COMPANY

42035 034 K24  
Recorded at request of, and return to:  
Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, California 92501-1770

DOC # 2012-0030004  
01/24/2012 11:26 AM Fees: \$0.00  
Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

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

NO FEE (GOV. CODE 6103)

Day Creek MDP Line J, Stage 2  
Project No. 1-0-00272-02

The undersigned grantor(s) declare(s) No Consideration  
DOCUMENTARY TRANSFER TAX \$ ~~NONE~~  $\Phi$

RCFC Parcel No. 1272-501D

### EASEMENT DEED

ANTHONY P. VERNOLA, Trustee of the Anthony P. Vernola Trust U/D/T dated October 18, 2000,  
as amended, as to an undivided one-half (1/2) interest and  
ANTHONY P. VERNOLA, Successor Trustee of the Pat and Mary Ann Vernola Trust – Marital Trust, as to  
an undivided one-half (1/2) interest, hereinafter collectively referred to as "GRANTOR", hereby grant to  
**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**,  
hereinafter referred to as "DISTRICT", an easement for slope protection, including but not limited to  
construction, repair, reconstruction, and inspection to maintain the lines and grades established for Day  
Creek MDP Line J, Stage 2, and all appurtenant works, including ingress and egress thereto, limited to and  
only within that certain real property situated in City of Jurupa Valley, County of Riverside, State of  
California, as described in Exhibit "A" and shown in Exhibit "B" attached hereto and made a part hereof.

GRANTOR and its successors and assigns, reserve the right to add fill to the easement area upon the  
issuance of a grading permit by the City of Jurupa Valley; and the District will quitclaim and relinquish all of  
the interests herein granted by this easement, as they will no longer be necessary to the District, upon the  
issuance of a building permit by the City of Jurupa Valley for the legal larger parcel referenced by Assessor  
Parcel Number 152-020-012.

ANTHONY P. VERNOLA, Trustee of the Anthony  
P. Vernola Trust U/D/T dated October 18, 2000,  
as amended:

Date: October 28, 2011

By: Anthony P. Vernola Trustee  
Anthony P. Vernola, Trustee

ANTHONY P. VERNOLA, Successor Trustee of  
the Pat and Mary Ann Vernola Trust – Marital Trust:

Date: October 28, 2011

By: Anthony P. Vernola Trustee  
Anthony P. Vernola, Successor Trustee

(Notary Attached)

Mail Tax Statements to ? Saul Arz Above



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On October 28, 2011 before me, Ethel Jo Curtis, Notary Public  
(Here insert name and title of the officer)

personally appeared Anthony P. Vernola

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

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

WITNESS my hand and official seal.

Ethel Jo Curtis  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

Easement Deed  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages 2 Document Date 10/28/11

\_\_\_\_\_  
(Additional information)

**INSTRUCTIONS FOR COMPLETING THIS FORM**

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)

Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

**EXHIBIT "A"**  
**SLOPE EASEMENT**  
**1272-501D**

That portion of the south half of Section 30, in the County of Riverside, State of California as per map of sectionized survey of Jurupa Rancho, as shown by map on file in Book 9 of Maps at page 33, Records of San Bernardino County, California, described as follows:

**COMMENCING** at a point being the southwesterly corner of Parcel B of Lot Line Adjustment No. 4782 recorded February 8, 2005 as Document No. 2005-0107263, Official Records of Riverside County, California, said point also being the northeasterly corner of Parcel 7491-1 as described in Final Order of Condemnation No. 169015 by the Superior Court of the State of California for the County of Riverside recorded February 1, 1988 as Instrument No. 28620, Official Records of said county and state;

Thence North 89°34'29" East along the southerly line of said Parcel B and along the south line of the north half of said Section 30, a distance of 40.03 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 89°34'29" East along said southerly lines, a distance of 10.01 feet to a point on a line parallel with and distant easterly 50.00 feet, measured at a right angle, from the easterly line of said Parcel 7491-1;

Thence South 02°41'36" East along said parallel line, a distance of 142.43 feet;

Thence South 87°18'24" West, a distance of 10.00 feet to a point on a line parallel with and distant easterly 40.00 feet, measured at a right angle, from said easterly line of Parcel 7491-1;

Thence North 02°41'36" West along said parallel line, a distance of 142.83 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,426 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

mo → Faghihi  
Mohammad A. Faghihi, L.S. 6607

2/9/11  
Date



Prepared by: JB  
Checked by: AG



# EXHIBIT "B"



P.O.C.  
SW'LY COR  
PAR B LLA 4782

PARCEL B  
LLA 4782  
DOC. #05-0107263  
REC. 02/08/05, O.R.

SE'LY COR  
PAR B

DOC # 2012-0030004  
Page 4 of 5 01/24/2012 11:26 AM

T.P.O.B.

PARCEL 7491-1  
FINAL ORDER OF CONDEMNATION  
RECORDED 02/01/1988 AS  
INST. NO. 28620, O.R.

INTERSTATE 15

SO LINE OF N 1/2  
SEC 30, T2S, R6W, SBM  
APN 152-020-012

WEST LINE OF THE  
EAST 60 ACRES OF  
N 1/2 OF SE 1/4  
SEC 30

1272-501D

1,426 SQ.FT.±

S87°18'24"W  
10.00'

JURUPA RANCHO  
M.B. 9/33  
S.B. Co.



MOHAMMAD A. FAGHIHI, LS 6607  
DATE: FEBRUARY 7, 2011

SEC 30, T2S, R6W, SBM

ALBERT A.

**WEBB**

ASSOCIATES

RIVERSIDE COUNTY FLOOD CONTROL  
& WATER CONSERVATION DISTRICT

File G:\2009\09-0240\DWG & PRO\09-240 Vermoia slope easements parcel 1.pro

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

SHEET 1 OF 1

W.D.  
09-0240

SCALE: 1" = 80'

DRWN BY *AF*  
CHKD BY *AF*

DATE 2/7/11  
DATE 2/9/11

SUBJECT: SLOPE EASEMENT

### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Easement Deed, dated OCT. 28, 2011 from Anthony P. Vernola, Trustee of the Anthony P. Vernola Trust U/D/T dated October 18, 2000, as amended, and Anthony P. Vernola, Successor Trustee of the Pat and Mary Ann Vernola Trust – Marital Trust, to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT is hereby accepted by the undersigned officer pursuant to authority conferred by resolution of the Board of Supervisors of said District adopted on May 12, 1961, and the grantee consents to the recordation thereof by its duly authorized officer.

Date 12-15-2011

By: Steve Thomas  
FOR WARREN D. WILLIAMS  
General Manager-Chief Engineer

Project: Day Creek MDP Line J, Stage 2  
Project No. 1-0-00272-02  
APN: 152-020-012  
RCFC Parcel No. 1272-501D