

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



ITEM: 3.21
(ID # 17295)

MEETING DATE:

Tuesday, December 07, 2021

FROM : FACILITIES MANAGEMENT AND TRANSPORTATION AND LAND
MANAGEMENT AGENCY :

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA) TRANSPORTATION DEPARTMENT: Approval of Possession and Use Agreements with Scott-Murrieta Service Station, LP, Bonsall Service Station, LP, and Murrieta Marketplace Holdings, LP, Regarding a Portion of Assessor's Parcel Numbers 963-060-065, 480-100-073, 480-100-074, 963-450-021, 963-450-023, 963-450-025, 963-450-026, 963-450-027, 963-450-031 and 963-450-032, Clinton Keith Road Project-Phase 3, Murrieta, CEQA Finding of Nothing Further is Required; District 3. [\$760,000; 2.2% TUMF - Southwest Zone (WRCOG), 25.8% Southwest Area R&BBD, and 72.0% CFD 07-2 Clinton Keith Road]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that nothing further is required pursuant to the California Environmental Quality Act (CEQA) because the addendum to the Supplemental Environmental Impact Report for the Clinton Keith Road Construction Project has been completed and contemplated in the proposed action;

Continued on page 2

ACTION:Policy

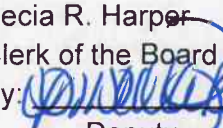

Rose Salgado, Director of Facilities Management 11/4/2021


Mark Lancaster, Director of Transportation 11/16/2021

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: December 7, 2021
xc: FM-RE, TLMA

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

2. Approve the attached Possession and Use Agreement between the County of Riverside and Scott-Murrieta Service Station, LP, Bonsall Service Station, LP, and Murrieta Marketplace Holdings, LP, for acquisition of real property interests identified as Parcels 04724-153N, 04724-153P, 04724-153Q, 04724-153R, and 04724-153S, all located within a portion of land with Assessor's Parcel Numbers 963-060-065, 480-100-073, and 480-100-074 and authorize the Chair of the Board to execute this Agreement on behalf of the County;

3. Approve the attached Possession and Use Agreement between the County of Riverside and Scott-Murrieta Service Station, LP, Bonsall Service Station, LP, and Murrieta Marketplace Holdings, LP, for acquisition of real property interests identified as Parcels 04724-153A, 04724-153B, 04724-153C, 04724-153D, 04724-153F, 04724-153G, 04724-153H, 04724-153J, 04724-153K, 04724-153L and 04724-153O all located within a portion of land with Assessor's Parcel Numbers 963-450-021, 963-450-023, 963-450-025, 963-450-026, 963-450-027, 963-450-031 and 963-450-032 and authorize the Chair of the Board to execute this Agreement on behalf of the County;

4. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction;

5. Authorize and allocate the purchase amount of \$22,300 to acquire Parcels 04724-153N, 04724-153P, 04724-153Q, , 04724-153R, and 04724-153S, all located within a portion of Assessor's Parcel Numbers 963-060-065, 480-100-073, and 480-100-074;

6. Authorize and allocate the purchase amount of \$696,200 to acquire Parcels 04724-153A, 04724-153B, 04724C, 04724-153D, 04724-153F, 04724-153G, 04724-153H, 04724-153J, 04724-153K, 04724-153L, and 04724-153O all located within a portion of Assessor's Parcel Numbers 963-450-021, 963-450-023, 963-450-025, 963-450-026, 963-450-027, 963-450-031 and 963-450-032; and

7. Authorize reimbursement to Facilities Management-Real Estate (FM-RE) in the amount not-to-exceed \$41,500 for appraisals, acquisition consultant, and staff expenses.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 760,000	\$ 0	\$ 760,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: TUMF – Southwest zone (WRCOG) (2.2%), Southwest Area R&BBD (25.8%), and CFD 07-2 Clinton Keith Road (72.0%) There are no General Funds used in this project			Budget Adjustment:	No
			For Fiscal Year:	21/22

C.E.O. RECOMMENDATION: Approve

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BACKGROUND:

Summary

The County of Riverside, Transportation and Land Management Agency (TLMA) is proposing to construct the Clinton Keith Road Project-Phase 3, including the French Valley Creek Bridge extending from Leon Road to State Route 79 in the City of Murrieta and French Valley Area of Riverside County. Construction of the Clinton Keith Road Project between I-215 and SR-79/Winchester Road was separated into four phases to best utilize available funds. The construction of Phase 3 of Clinton Keith Road is needed to provide a complete six-lane east-west urban arterial that connects Interstate 215 (I-215) with State Route 79 (SR-79)/Winchester Road.

Phase 1 was completed by the City of Murrieta in 2011, which included full six-lane improvements on Clinton Keith Road between I-215 and Whitewood Road.

Phase 2 consisted of a four-lane extension between Whitewood Road and Leon Road and its completion was accepted by the Board of Supervisors (Board) on March 10, 2020, Item 3.36.

Due to the cost savings from favorable construction bids received during Phase 2, the County of Riverside chose to construct Phase 4 concurrently with Phase 2. Phase 4 consisted of the construction of two additional lanes and median to conform Clinton Keith Road to an ultimate six-lane urban arterial highway configuration. Construction completion of Clinton Keith Road Phase 4 project from Whitewood Road to Leon Road was accepted by the Board on February 11, 2020, Item 3.29.

Phase 3 is the final phase to complete the much needed six-lane urban arterial corridor from I-215 to SR-79/Winchester Road. Phase 3 consists of constructing the extension of Clinton Keith Road from Leon Road to SR-79/Winchester Road and includes the construction of a bridge over French Valley Creek, and installation of new traffic signals at the intersections of Clinton Keith Road and Leon Road, and at Clinton Keith Road and Porth Road. The improvements also include a signal modification at SR-79/Winchester Road and Benton Road, and a large double-arch storm drain culvert and retaining wall system to be constructed just south of Leon Road.

Property Summary

The properties for Package 1, identified as Assessor's Parcel Number (APN)(s) 963-060-065, 480-100-073 and 480-100-074, are owned by Scott-Murrieta Service Station, LP, a California Limited Partnership, Bonsall Service Station, LP, a California Limited Partnership, and Murrieta Marketplace Holdings, LP, a California Limited Partnership, (Owner), and are vacant, unimproved land located at the East Side of Briggs Road opposite the T-Intersection with Los Alamos Road, in the City of Murrieta.

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The offer for just compensation of \$22,300 (Twenty-Two Thousand, Three Hundred Dollars) was determined by Riggs & Riggs, Inc. (Appraiser) using the recognized approaches for appraising. The offer is in exchange for free and clear title to permanent slope easements for road purposes in Parcel No. 04724-153P, 04724-153Q; temporary construction easements in Parcel Nos. 04724-153N, 04724-153R, and 04724-153S representing a portion of real property in the County of Riverside.

The properties for Package 2, identified as APN(s) 963-450-021, 963-450-023, 963-450-025, 963-450-026, 963-450-027, 963-450-031 and 963-450-032 are owned by Scott-Murrieta Service Station, LP, a California Limited Partnership, Bonsall Service Station, LP, a California Limited Partnership, and Murrieta Marketplace Holdings LP, a California Limited Partnership, and are vacant unimproved land located at the East Side of future Clinton Keith Road and Winchester Road/State Route 79, adjacent to future Clinton Keith Road, in the City of Murrieta.

The offer for just compensation of \$696,200 (Six Hundred Ninety-Six Thousand, Two Hundred Dollars) was determined by Riggs & Riggs, Inc. (Appraiser) using the recognized approaches for appraising. The offer is in exchange for fee title for road purposes in Parcels 04724-153A, 04724-153B, 04724-153C, 04724-153D and 04724-153O; permanent slope easements for road purposes in Parcel No. 04724-153F, 04724-153G and 04724-153H, temporary construction easements in Parcel No. 04724-153J, 04724-153K, and 04724-153L representing a portion of real property in the County of Riverside.

The Possession and Use Agreements allow for immediate possession of certain portions of Owner's real property for the Project. Immediate possession mitigates potential construction delays as we continue to negotiate and come to an agreement within 180 days of approval. The Possession and Use Agreements have been reviewed and approved by County Counsel as to legal form.

There are costs of \$40,500 (Forty Thousand, Five Hundred Dollars) associated with this transaction which include acquisition consultant costs, appraisals, and FM-RE staff time. However, an additional contingency amount not-to-exceed \$1,000 (One thousand Dollars) is requested for The Right of Way Company in the event of any unforeseen delays in completing the acquisition efforts.

Environmental Findings

On June 2, 2015, Item 3-28, the Board adopted Resolution No. 2015-097 to consider the addendum to the approved Supplemental Environmental Impact Report (SEIR) No. 398 and found that no further environmental documentation was required because only minor changes or additions were necessary, which did not meet the conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR.

The approved Addendum to the SEIR included the construction of Phase 3 of the Clinton Keith Road Extension project. The Possession and Use Agreement is an action implementing the

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project, in accordance with the Addendum to the SEIR. Therefore, CEQA compliance has been completed and no further action is required under CEQA.

Impact on Residents and Businesses

Public outreach to area residents and schools will occur prior to, and throughout, construction. A traffic management plan will be in place to address access during construction for residents and emergency vehicles.

Constructing the remaining segment of the 6-lane urban arterial Clinton Keith Road will provide the much-needed connection between I-215 and SR-79/Winchester Road enhancing public safety and improving traffic circulation for local residents and businesses.

Construction of phase 3 has been coordinated with the future development projects located south west of the Clinton Keith Road and Leon Road intersection, and at the north west quadrant of Clinton Keith Road and SR-79.

The construction duration is expected to be 18 (eighteen) months with construction anticipated to begin early 2022 and completed in summer of 2023.

Additional Fiscal Information

The following summarizes the not-to exceed funding necessary to acquire the required right of way for the Project:

Total Fee Simple, Permanent Slope, and Temporary Construction Easements	
Group 1 (Package 1)	
• APNs 963-060-065, 480-100-073 and 480-100-074	\$22,300
Group 2 (Package 2)	
• APN 963-450-031	\$16,100
• APN 963-450-027	\$257,000
• APN 963-450-026	\$51,000
• APN 963-450-025	\$73,200
• APN 963-450-023	\$151,000
• APN 963-450-032	\$144,000
• APN 963-450-021	\$3,900
Appraisal Cost	\$29,000
Acquisition (The Right of Way Company) Costs	\$6,500
Contingency (The Right of Way Company) Costs	\$1,000
FM-RE Real Property Staff Time	\$5,000
Total Costs – (Not to Exceed)	\$760,000

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Attachments:


- Project Location Map
- Vicinity Map
- Possession and Use Agreement (Assessor's Parcel Numbers 963-060-065, 480-100-073, and 480-100-074)
- Possession and Use Agreement (Assessor's Parcel Numbers 963-450-021, 963-450,023, 963-450-025, 963-450-026, 963-450-027, 963-450-031 and 963-450-032)

RH:dr/11302021/220TR/30.557



Meghan Hahn, Senior Management Analyst

11/30/2021

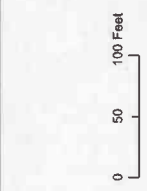


Gregory V. Priamos, Director County Counsel

11/30/2021



**Right-of-Way Requirements
Scott Murrieta Property Map**



- LEGEND**
- FEE TITLE
 - TEMPORARY CONSTRUCTION EASEMENT (TCE)
 - SLOPE EASEMENT
 - FRENCH VALLEY CREEK BRIDGE
 - RIGHT OF WAY BOUNDARY
 - SLOPE EASEMENT BOUNDARY
 - TEMPORARY CONSTRUCTION EASEMENT (TCE) BOUNDARY

Clinton Keith Road Extension Project

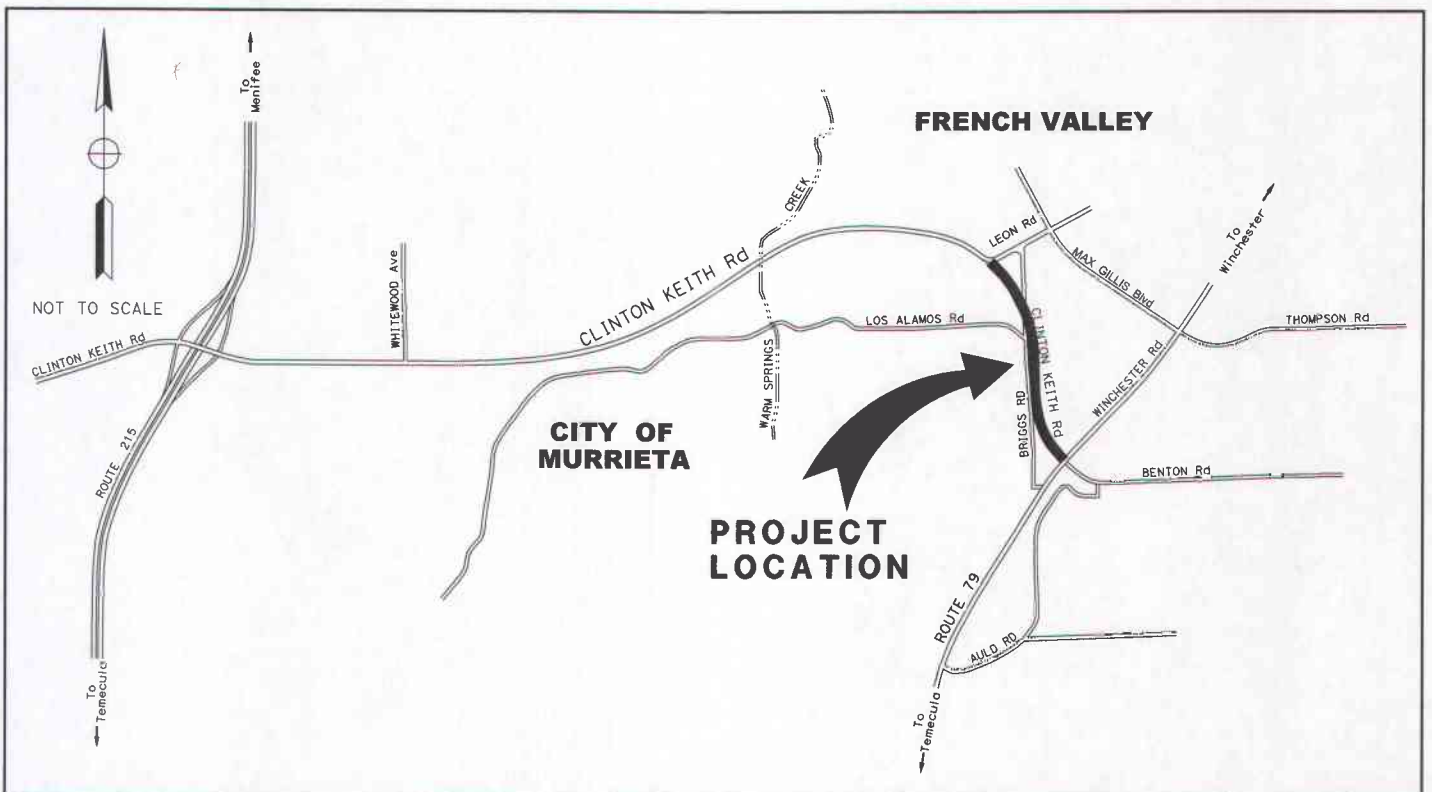
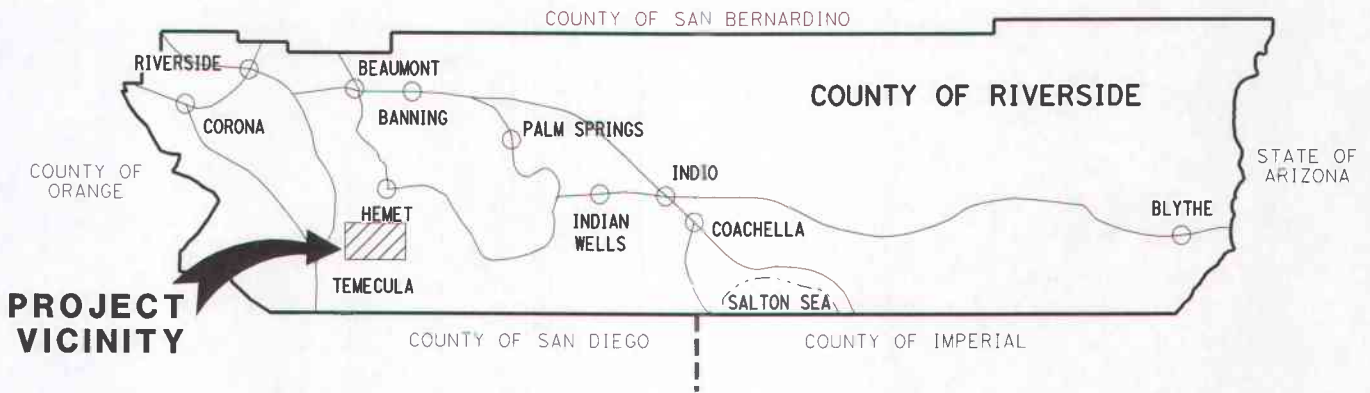
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT

CLINTON KEITH ROAD CONSTRUCTION PROJECT - PHASE 3

**LEON ROAD TO STATE ROUTE 79
INCLUDING FRENCH VALLEY CREEK BRIDGE**

IN THE CITY OF MURRIETA AND FRENCH VALLEY AREA

PROJECT No. B2-04723



VICINITY MAP

1 **AGREEMENT FOR POSSESSION AND USE**

2
3 PROJECT: Clinton Keith Extension Project Phase III

4 PARCELS: 04724-153P, 04724-153Q, 04724-153N, 04724-153R, and 04724-153S

5 APN: 963-060-065 and 480-100-073 & 074 (portion)

6
7 This Agreement ("Agreement") is dated for reference purposes as of DEC 07, 2021
8 and is entered into by and between the COUNTY OF RIVERSIDE, a political
9 subdivision of the State of California ("County") and SCOTT-MURRIETA SERVICE
10 STATION, LP, a California Limited Partnership, as to a 40% Interest; BONSALL
11 SERVICE STATION, LP, a California Limited Partnership, as to a 40% Interest; and
12 MURRIETA MARKETPLACE HOLDINGS, LP, a California Limited Partnership, as to a
13 20% Interest, collectively Tenants in Common (collectively "Owner"). Owner and
14 County shall hereinafter be collectively referred to as "Parties".

15 It is hereby agreed by and between the Parties that County requires immediate
16 possession of certain portions of Owner's real property for a road project that will widen
17 and otherwise improve Clinton Keith Extension Project Phase III. Owner's real
18 property is located at the East Side of Briggs Road opposite the T-Intersection with Los
19 Alamos Road, in the city of Murrieta, County of Riverside, State of California, is
20 currently designated as Riverside County Assessor's Parcel Number 963-060-065 and
21 480-100-073 & 074, and is legally described as:

22 Parcel A: Parcel 1 of Parcel Map No. 32123, in the City of Murrieta, County of
23 Riverside, State of California, as per map filed in Book 228, pages 35 to 42, inclusive,
24 of Parcel Maps, in the Office of the County Recorder of said County.

25 Parcel B: Parcel 2 of Parcel Map No. 32123, in the City of Murrieta, County of
26 Riverside, State of California, as per map filed in Book 228, Pages 35 to 42, inclusive,
27 of Parcel Maps, in the Office of the County Recorder of said county.

1 Parcel C: Those certain parcels of land situated in the County of Riverside,
2 State of California, being within Section 31, Township 6 South, Range 2 West, San
3 Bernardino Meridian, being all of Lot "L" of Tract No. 30695-1 as shown by Map on file
4 in Book 409, Pages 42 through 51 of Maps, inclusive, in the Office of the County
5 Recorder of said County, and a portion of Lot "G" of Tract No. 30695 as shown by Map
6 on file in Book 409, Pages 52 through 59 of Maps, inclusive, in the Office of the County
7 Recorder of said County.

8 The portions of (and interests in) Owner's real property (which the County
9 requires immediate possession of) are Permanent Slope Easements in what will
10 hereinafter be referred to as Parcels 04724-153P and 04724-153Q in the County of
11 Riverside, State of California, and Temporary Construction Easements in what will
12 hereinafter be referred to as Parcel 04724-153N, 04724-153R, and 04724-153S in the
13 County of Riverside, State of California, (collectively the "Parcels"). The Parcels are
14 legally described and visually depicted on Exhibit's "A" and Exhibit "B" which are
15 contained in Attachments 1 and 2, incorporated herein by this reference. The Parcels
16 are required for the purpose of constructing the third phase of new roadway as part of
17 the Clinton Keith Phase III Extension Project. The purpose of this Agreement is to allow
18 the construction of said road project to proceed without delay.


19 It is agreed by the Parties that any delay in the start of construction of this road
20 project is contrary to the public interest. It is the intent of this Agreement to offer fair-
21 market compensation to the Owner in exchange for permission to enter onto the
22 Parcels and construct the road project. In that regard, the County is hereby offering to
23 pay the total sum of Twenty Two Thousand Three Hundred Dollars (\$22,300) to
24 Owner.

25 In consideration of the Twenty Two Thousand Three Hundred Dollars (\$22,300)
26 sum to be paid to Owner and any other consideration hereinafter set forth, the County
27 and Owner agree as follows:
28


1 1. Owner hereby irrevocably grants to County, its contractors, agents, and all other
2 persons deemed necessary or convenient by County, the irrevocable right to
3 possession and use of the Parcels (including the right to remove and dispose of
4 any and all improvements within the existing and planned Clinton Keith Phase III
5 Extension Project right-of-way, and the right to construct the extended and
6 planned Clinton Keith Extension Project Phase III right-of-way upon Parcels in
7 the County of Riverside, State of California identified as Parcels 04724-153P,
8 04724-153Q, 04724-153N, 04724-153R, and 04724-153S). In consideration for
9 this irrevocable grant of possession and use, County will transfer into escrow the
10 sum of Twenty Two Thousand Three Hundred Dollars (\$22,300) within Fourteen
11 (14) days after this Agreement is fully signed. County shall have the right to
12 take possession of the Parcels on the date this sum is paid into escrow. Owner
13 acknowledges that this sum represents the full amount of the County-approved
14 appraisal of what is believed by the County to be just compensation owed for
15 the acquisition of the Parcels. Owner waives any right to challenge the County's
16 right to possess and use the Parcels in any subsequent eminent domain lawsuit
17 filed by the County. However, it is understood by the parties that nothing in this
18 Agreement shall constitute a waiver of Owner's right to negotiate and/or seek
19 payment of compensation in an amount greater than Twenty Two Thousand
20 Three Hundred Dollars (\$22,300).


21 2. This transaction will be handled through an escrow with an escrow company
22 selected by County. The County shall pay all escrow and recording fees
23 incurred in this transaction. Owner shall be entitled to an interim disbursement
24 of the monetary sum referred to in paragraph 1 less any amounts payable to
25 other persons (if any) who have interests in the Parcels. Owner shall not be
26 entitled to receive any proceeds until:

1 a. All holders of liens and encumbrances in the Parcels have received
2 full payment for (or have waived any payment for) the principal and
3 interest due to them and have reconveyed their respective interests in
4 the Parcels;

5 
6 b. All other parties having interests in the Parcels have received full
7 payment therefore or have consented (in a signed and notarized
8 writing) to a payment therefore to Owner, and;

9 c. County has acknowledged in writing that it concurs that all other
10 parties having interests in the Parcels have received full payment
11 therefore or have thusly consented to a payment therefore to Owner.
12 County will not unreasonably withhold such a written
13 acknowledgment.

14 
15 This escrow shall remain open until either a settlement is reached and consummated,
16 this Agreement is terminated, or a final order of condemnation under Section 1268.030
17 of the California Code of Civil Procedure is entered by the court. Any sum disbursed to
18 Owner from this escrow shall be deducted from the ultimate amount received by Owner
19 as a result of any settlement, or award or verdict of just compensation for the Parcels.

20 
21 3. After the execution of this Agreement, Owner shall not voluntarily assign, sell,
22 encumber or otherwise transfer (to a third-party) any right, title, estate, lien, or
23 interest in the Parcels (or any of them), or in the larger parcel of which the
24 Parcels are parts, without first obtaining the written consent of County. County
25 shall not unreasonably withhold such written consent.

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- 1 4. Owner agrees to pay when due all taxes, including prorated taxes for the current
2 year, and special assessments due on the date County takes possession of the
3 Parcels.
- 4 5. This Agreement is made with the understanding that County will continue to
5 negotiate in good faith with Owner to acquire the Parcels by direct purchase. It
6 is further understood that, in the event a settlement is not reached within One
7 Hundred Eighty (180) days after the execution of this Agreement, such
8 failure will be an acknowledgment that the negotiations to acquire the Parcels
9 have proven futile. Within sixty days after such an acknowledgment that the
10 negotiations to acquire the Parcels have proven futile, County shall prepare and
11 file a complaint in eminent domain to acquire the Parcels. If County files an
12 eminent domain lawsuit, it is understood and agreed that this Agreement shall
13 continue in effect until either a settlement is reached or a final order of
14 condemnation under Section 1268.030 of the California Code of Civil Procedure
15 is entered by the court.
- 16 6. Section 1245.235 of the Code of Civil Procedure requires the County to give
17 each person (whose property may be acquired by the County by eminent
18 domain) notice and a reasonable opportunity to appear before the Riverside
19 County Board of Supervisors and be heard on the matters referred to in Section
20 1240.030 of the Code of Civil Procedure, which states as follows:
21 "The power of eminent domain may be exercised to acquire property for a
22 proposed project only if all of the following are established:
23 (1) The public interest and necessity require the project.
24 (2) The project is planned or located in the manner that will be most compatible
25 with the greatest public good and the least private injury.
26 (3) The property sought to be acquired is necessary for the project."
27
28

1 If the Riverside County Board of Supervisors decides (by a vote of at least two-
2 thirds of its members) to acquire a certain property by eminent domain, said
3 Section 1245.235 further requires that Board to adopt a resolution of necessity
4 (which authorizes the acquisition of the therein specified property by eminent
5 domain).

6 7. By granting this irrevocable right to possession and use of the Parcels to
7 County, Owner agrees to the following: (1) Owner knowingly and voluntarily and
8 specifically waives their right to receive the above described notice required by
9 Code of Civil Procedure Section 1245.235 (regarding the County's intention to
10 acquire the Parcels by eminent domain); (2) Owner knowingly and voluntarily
11 and specifically waives their above-described right (under Code of Civil
12 Procedure Section 1245.235) to appear and be heard on the matters referred to
13 in Code of Civil Procedure Section 1240.030 (regarding the County's intention to
14 acquire the Parcels by eminent domain); (3) Owner knowingly and voluntarily
15 and specifically waives the requirement (under Code of Civil Procedure Section
16 1245.235) that the Riverside County Board of Supervisors adopt a resolution of
17 necessity which authorizes the County to commence and prosecute a lawsuit to
18 acquire the Parcels by eminent domain; (4) Owner shall not object to the
19 County's filing and prosecution of an eminent domain lawsuit to acquire the
20 Parcels; and (5) in any eminent domain lawsuit filed and prosecuted by County
21 to acquire the Parcels, Owner shall not challenge the County's right to take
22 those Parcels by eminent domain, and the only issue in said lawsuit shall be the
23 amount of just compensation that Owner will receive for the Parcels.

24 ↑
25 8. Owner agrees that, in the event the ultimate amount of any settlement, award,
26 or verdict is less than the total of the sums disbursed to Owner under above
27
28

1 paragraph 2, the Owner shall refund the difference to County (including any
2 interest that accrued thereon as described in below paragraph 11).

3 ↑
4 9. Owner expressly waives all claims and defenses in their favor (in any
5 subsequent eminent domain lawsuit) except a claim for greater compensation.

6 ↑
7 10. In the event an eminent domain lawsuit is filed, the date of valuation for
8 determining the amount of just compensation for the Parcels shall be the date
9 on which the County files the complaint in said proceeding.

10 ↑
11 11. Compensation awarded in an eminent domain proceeding shall draw interest as
12 prescribed at the apportionment rate calculated by the Controller as the rate of
13 earnings by the Surplus Money Investment Fund for each calendar quarter.
14 Owner shall be entitled to receive interest on any sum received as
15 compensation for their interest in the Parcels, whether pursuant to this
16 Agreement or pursuant to a subsequent settlement or pursuant to a court
17 judgment, beginning on the date County is authorized to take possession of the
18 Parcels pursuant to this Agreement and ending on the earliest of the following
19 dates:

- 20 ↑
- 21 a. The date the amount placed into escrow by the County is disbursed to
 - 22 the Owner;
 - 23 b. The date any amount is paid directly to the Owner by County, or;
 - 24 c. The date any amount is deposited with the court as the award in a
 - 25 judgment in condemnation in favor of Owner.
- 26
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1 12. At any time after the commencement of any eminent domain lawsuit, County
2 reserves the right to abandon its eminent domain lawsuit in whole or in part.

3 13. If any hazardous materials are present on the Parcels on the date County takes
4 possession of the Parcels, Owner shall be responsible for and bear the entire
5 cost of all removal, disposal, cleanup and decontamination which may be
6 required because of these hazardous materials. Owner shall further hold
7 County, its officers and employees harmless from all responsibility, liability and
8 claims for damages to person or property resulting from the existence or use of
9 hazardous materials which are present on the Parcels on the date County takes
10 possession under this Agreement.

11 14. This Agreement shall also extend to and bind the heirs, devisees, executors,
12 administrators, legal representatives, successors and assigns of the Parties.

13 15. The Parties agree that neither this Agreement (nor anything contained in this
14 Agreement) shall constitute (or in any way be interpreted as) an admission of
15 fault or liability by any of the Parties.

16 16. No amendment or modification of this Agreement will have any force or effect or
17 validity whatsoever unless it is in writing and signed by all of the Parties.

18 17. This Agreement will be governed by the laws of the State of California.

19 18. This Agreement may be executed in counterparts, each of which shall be
20 deemed an original and all of which shall be deemed an original and all of which
21 taken together shall constitute one and the same instrument.

22 19. This writing contains the entire agreement between the Parties respecting the
23 matter set forth, and expressly supersedes all previous or contemporaneous
24 agreements, understandings, representations, or statements between the
25 parties respecting that matter.

26
27 (SIGNATURE PROVISIONS ON FOLLOWING PAGE)
28

1 IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year
2 last below written.

3
4 Dated: December 7, 2021

5
6 COUNTY:
7 COUNTY OF RIVERSIDE, a political
8 Subdivision of the State of California

GRANTOR:
SCOTT-MURRIETA SERVICE,
STATION, LP; BONSALL SERVICE
STATION, LP; MURRIETA
MARKETPLACE HOLDINGS, LP

9
10 By: Karen S. Spiegel
11 Karen Spiegel, Chair
12 Board of Supervisors

By: Hagop Kofdarali
Name: Hagop Kofdarali
Its: General Partner

13
14 Attest:
15 Kecia. R. Harper
16 Clerk of the Board

17 By: [Signature]
18 Deputy

19
20 APPROVED AS TO FORM:
21 Gregory P. Priamos,
22 County Counsel

23 By: [Signature]
24 Ryan Yabko
25 Deputy County Counsel

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27 CAO:dr/08042021/220TR/30.557

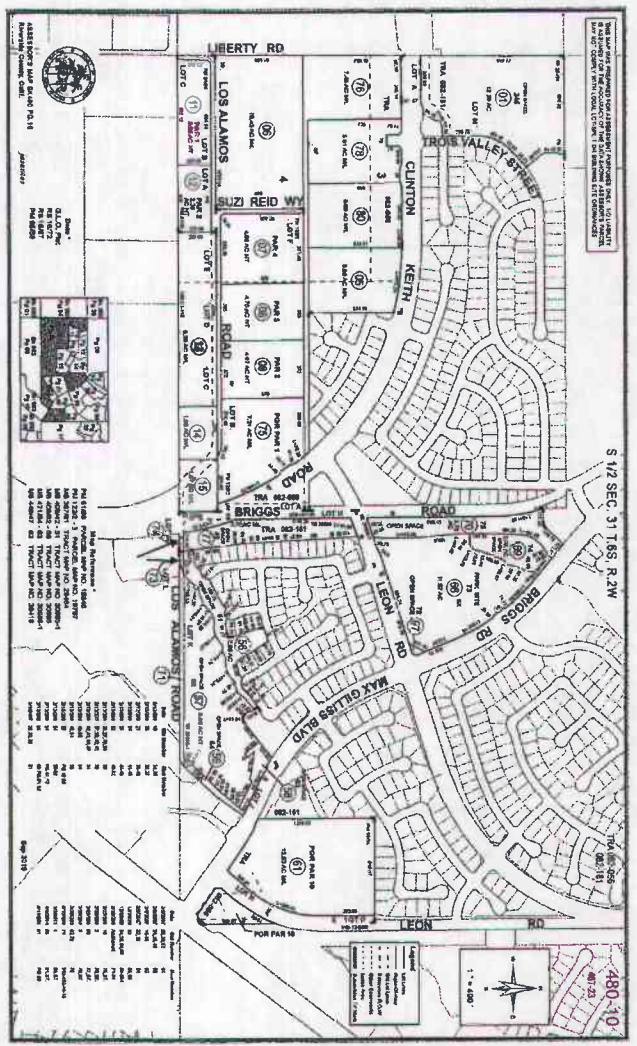
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ATTACHMENT "1"
ASSESSOR'S PLAT MAPS

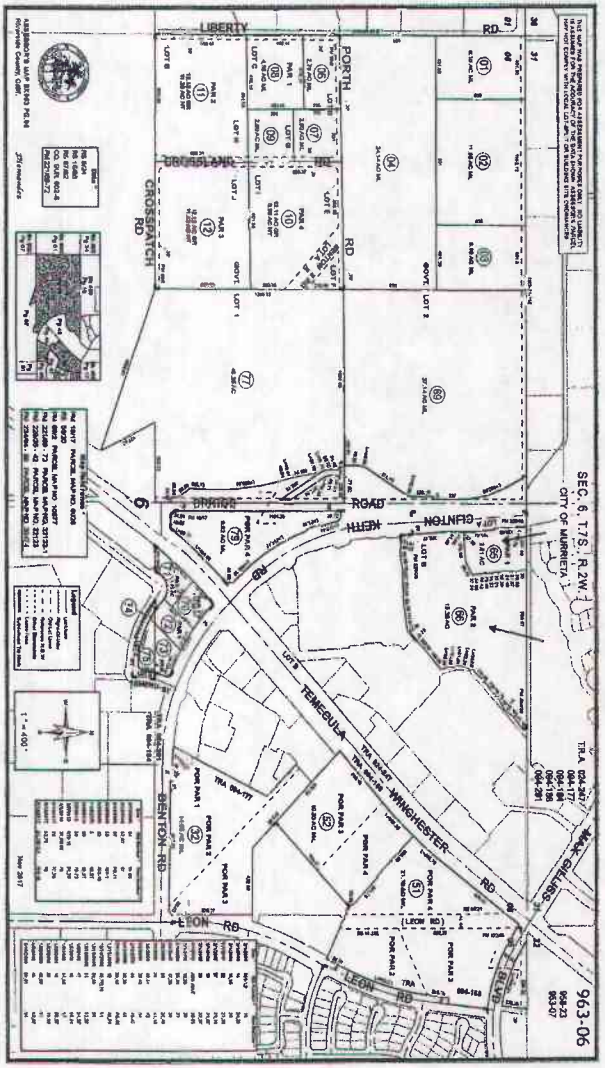
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NOTHING SHOWN
This map/plan is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land
deposited. Except to the extent a policy of title insurance is expressly modified by reference, if any, the Company does not insure dimensions, distance, location of easements,
easements or other matters shown thereon.
PAGE 1 OF 1
REQUESTED BY: SACUNNEY, PAVENS, S/21/2021, 11:30 AM
DOC: RVA 460 10



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This map is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and to no warranty of the kind depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distance, location of easements, acreage or other matters shown hereon.
Requested by: ed:courtney, Printed: 5/21/2011 11:05 AM
Page 1 of 1
NOT OTHER SECTION
Doc: RVA 963-6



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ATTACHMENT "2"
LEGAL DESCRIPTION AND PLAT MAP

- Parcel No. 04724-153P
- Parcel No. 04724-153Q
- Parcel No. 04724-153N
- Parcel No. 04724-153R
- Parcel No. 04724-153S

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**EXHIBIT "A"
LEGAL DESCRIPTION
04724-153P
SLOPE EASEMENT**

AN EASEMENT FOR SLOPE PURPOSES OVER A PORTION OF PARCEL 1 PER PARCEL MAP No. 32123 ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 35 THROUGH 42, INCLUSIVE, FURTHER DESCRIBED BY GRANT DEED RECORDED JANUARY 07, 2016, AS DOCUMENT NUMBER 2016-0006952, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6, BEING THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, AS SHOWN BY SAID PARCEL MAP;

THENCE NORTH 89°58'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 136.90 FEET TO NORTHWESTERLY CORNER OF SAID PARCEL 1, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD (VARIABLE EASTERLY HALF-WIDTH), AS SHOWN BY SAID PARCEL MAP, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,866.82 FEET AND AN INITIAL RADIAL BEARING OF NORTH 83°34'02" EAST, AND ALSO THE TRUE POINT OF BEGINNING;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°03'41", AN ARC DISTANCE OF 99.75 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 03°22'17" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 128.57 FEET TO AN ANGLE POINT THEREIN, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 37°43'18" WEST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 17°42'27", AN ARC DISTANCE OF 10.82 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE NON-TANGENT FROM LAST SAID CURVE, SOUTH 03°22'02" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.08 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AT RIGHT ANGLES, NORTH 86°37'58" EAST, A DISTANCE OF 11.50 FEET;

THENCE NORTH 24°11'24" WEST, A DISTANCE OF 15.79 FEET TO A LINE, PARALLEL WITH AND DISTANT 15.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID EASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD;

THENCE NORTH 03°22'17" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 120.45 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN EASEMENT IN FAVOR OF "SO CAL GAS" RECORDED FEBRUARY 27, 1990 AS INSTRUMENT NUMBER 71867, SAID OFFICIAL RECORDS;

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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153P
SLOPE EASEMENT

THENCE SOUTH 86°30'58" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 14.75 FEET TO THE WESTERLY LINE OF SAID "SO CAL GAS" EASMENT;

THENCE NORTH 03°33'54" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 78.72 FEET TO THE NORTHERLY LINE OF SAID "SO CAL GAS" EASEMENT;

THENCE NORTH 89°58'16" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 32.81 FEET;

THENCE LEAVING SAID NORTHERLY LINE OF SAID "SO CAL GAS" EASEMENT, NORTH 14°07'27" WEST, A DISTANCE OF 25.78 FEET RETURNING TO SAID NORTH LINE OF THE NORTHEAST ONE QUARTER OF SECTION 6;

THENCE SOUTH 89°58'16" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.65 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,857 SQUARE FEET, OR 0.066 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 1.000099080 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

Timothy F. Rayburn

TIMOTHY F. RAYBURN, P.L.S. 8455

4/29/2021

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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153Q
SLOPE EASEMENT

AN EASEMENT FOR SLOPE PURPOSES OVER A PORTION OF PARCEL 1 PER PARCEL MAP No. 32123 ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 35 THROUGH 42, INCLUSIVE, FURTHER DESCRIBED BY GRANT DEED RECORDED JANUARY 07, 2016, AS DOCUMENT NUMBER 2016-0006952, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6, BEING THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, AS SHOWN BY SAID PARCEL MAP;

THENCE NORTH 89°58'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 136.90 FEET TO NORTHWESTERLY CORNER OF SAID PARCEL 1, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD (VARIABLE EASTERLY HALF-WIDTH), AS SHOWN BY SAID PARCEL MAP, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,866.82 FEET AND AN INITIAL RADIAL BEARING OF NORTH 83°34'02" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°03'41", AN ARC DISTANCE OF 99.75 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 03°22'17" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 128.57 FEET TO AN ANGLE POINT THEREIN, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 37°43'18" WEST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 17°42'27", AN ARC DISTANCE OF 10.82 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE NON-TANGENT FROM LAST SAID CURVE, SOUTH 03°22'02" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 76.80 FEET TO THE **TRUE POINT OF BEGINNING**;

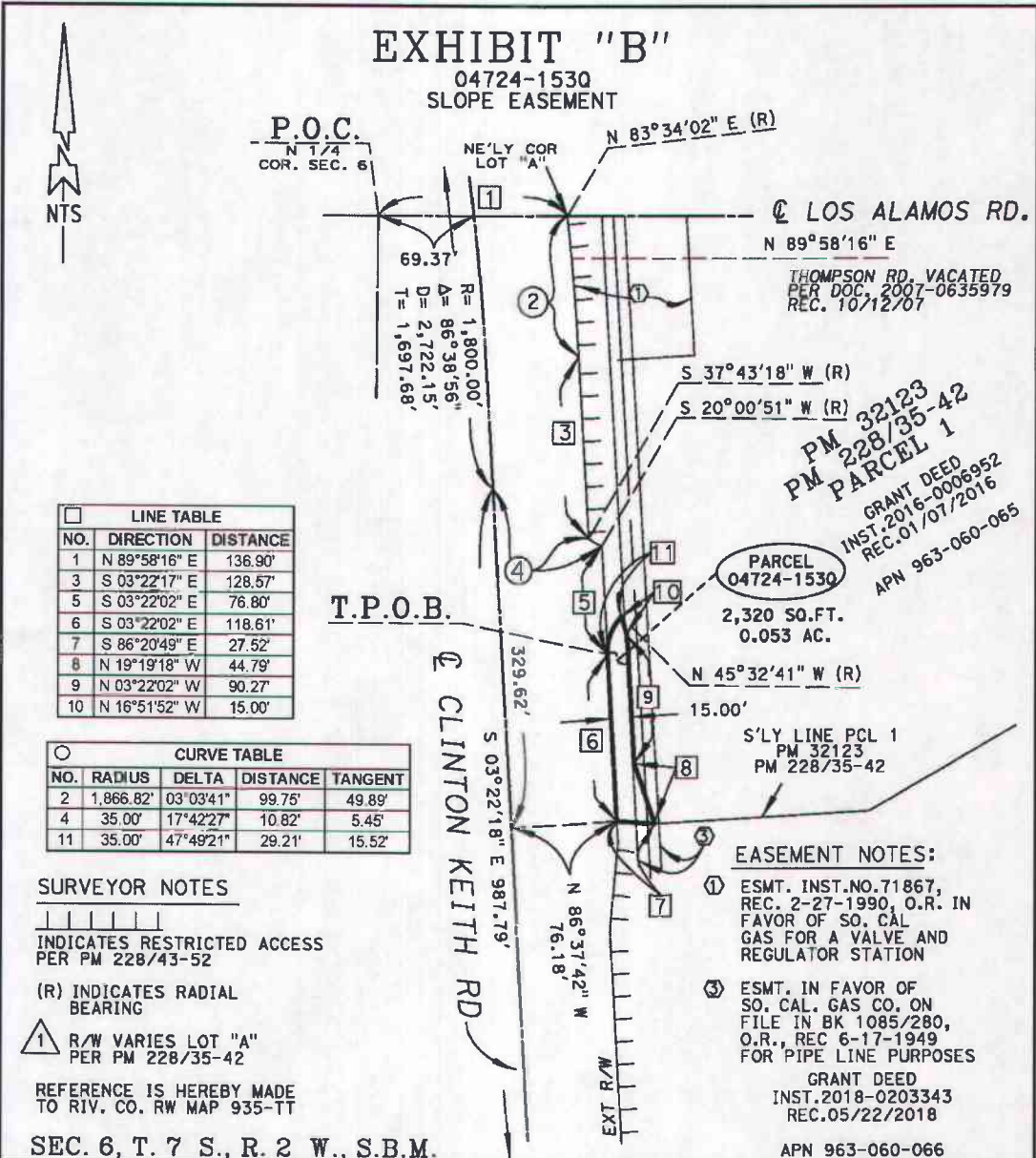
THENCE CONTINUING SOUTH 03°22'02" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 118.61 FEET TO THE SOUTHERLY LINE OF SAID PARCE L 1;

THENCE SOUTH 86°20'49" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 27.52 FEET;

THENCE NORTH 19°19'18" WEST, A DISTANCE OF 44.79 FEET TO A LINE, PARALLEL WITH AND DISTANT 15.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID EASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD;

THENCE NORTH 03°22'02" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 90.27 FEET;

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NO.	DIRECTION	DISTANCE
1	N 89°58'16" E	136.90'
3	S 03°22'17" E	128.57'
5	S 03°22'02" E	76.80'
6	S 03°22'02" E	118.61'
7	S 86°20'49" E	27.52'
8	N 19°19'18" W	44.79'
9	N 03°22'02" W	90.27'
10	N 16°51'52" W	15.00'

NO.	RADIUS	DELTA	DISTANCE	TANGENT
2	1,866.82'	03°03'41"	99.75'	49.89'
4	35.00'	17°42'27"	10.82'	5.45'
11	35.00'	47°49'21"	29.21'	15.52'

SURVEYOR NOTES

INDICATES RESTRICTED ACCESS PER PM 228/43-52

(R) INDICATES RADIAL BEARING

1 R/W VARIES LOT "A" PER PM 228/35-42

REFERENCE IS HEREBY MADE TO RIV. CO. RW MAP 935-TT

SEC. 6, T. 7 S., R. 2 W., S.B.M.

EASEMENT NOTES:

① ESMT. INST. NO. 71867, REC. 2-27-1990, O.R. IN FAVOR OF SO. CAL GAS FOR A VALVE AND REGULATOR STATION

② ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 1085/280, O.R., REC 6-17-1949 FOR PIPE LINE PURPOSES

GRANT DEED INST. 2018-0203343 REC. 05/22/2018

APN 963-060-066

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "

PCL No.: 04724-1530	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: N.L.	
DATE: APRIL, 2021	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 4/29/2021
SHEET 1 OF 1	



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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153N
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES OVER A PORTION OF PARCEL 1 PER PARCEL MAP No. 32123 ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 35 THROUGH 42, INCLUSIVE, AND A PORTION OF LOT "G" AS SHOWN BY TRACT No. 30695 ON FILE IN BOOK 409 OF MAPS, PAGES 52 THROUGH 59, INCLUSIVE, FURTHER DESCRIBED BY GRANT DEED RECORDED JANUARY 07, 2016, AS DOCUMENT NUMBER 2016-0006952, ALL OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6, BEING THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, AS SHOWN BY SAID PARCEL MAP;

THENCE NORTH 89°58'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 167.54 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 14°07'27" WEST, A DISTANCE OF 30.93 FEET TO THE NORTHERLY LINE OF SAID LOT "G";

THENCE NORTH 89°58'16" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 15.47 FEET;

THENCE SOUTH 14°07'27" EAST, A DISTANCE OF 56.71 FEET;

THENCE SOUTH 89°58'16" WEST, A DISTANCE OF 15.47 FEET;

THENCE NORTH 14°07'27" WEST, A DISTANCE OF 25.78 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 851 SQUARE FEET, OR 0.020 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 1.000099080 TO OBTAIN GROUND DISTANCE.

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

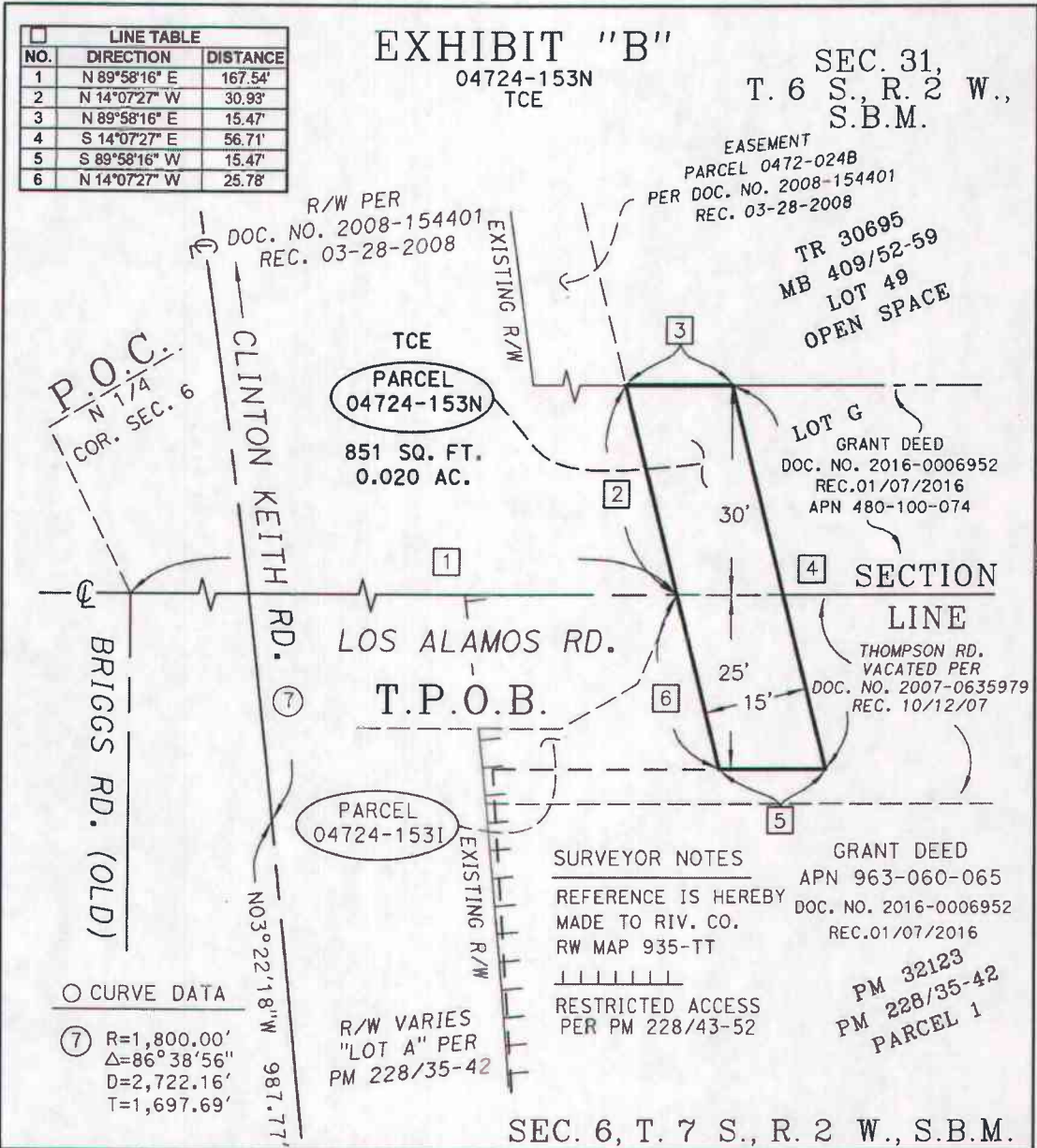
PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455

2/04/2021
DATED:



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LINE TABLE		
NO.	DIRECTION	DISTANCE
1	N 89°58'16" E	167.54'
2	N 14°07'27" W	30.93'
3	N 89°58'16" E	15.47'
4	S 14°07'27" E	56.71'
5	S 89°58'16" W	15.47'
6	N 14°07'27" W	25.78'

P.O.C.
N 1/4
COR. SEC. 6

○ CURVE DATA
⑦ R=1,800.00'
Δ=86°38'56"
D=2,722.16'
T=1,697.69'

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "	
PCL No.: 04724-153N	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: H. FINN	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/04/2021
DATE: MARCH, 2021	
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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153R
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES OVER A PORTION OF PARCEL 1 PER PARCEL MAP No. 32123 ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 35 THROUGH 42, INCLUSIVE, FURTHER DESCRIBED BY GRANT DEED RECORDED JANUARY 07, 2016, AS DOCUMENT NUMBER 2016-0006952, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6, BEING THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, AS SHOWN BY SAID PARCEL MAP;

THENCE NORTH 89°58'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 136.90 FEET TO NORTHWESTERLY CORNER OF SAID PARCEL 1, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD (VARIABLE EASTERLY HALF-WIDTH), AS SHOWN BY SAID PARCEL MAP, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,866.82 FEET AND AN INITIAL RADIAL BEARING OF NORTH 83°34'02" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°03'41", AN ARC DISTANCE OF 99.75 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 03°22'17" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 128.57 FEET TO AN ANGLE POINT THEREIN, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 37°43'18" WEST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 17°42'27", AN ARC DISTANCE OF 10.82 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO AN ANGLEPOINT THEREIN;

THENCE NON-TANGENT FROM LAST SAID CURVE, SOUTH 03°22'02" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.08 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AT RIGHT ANGLES, NORTH 86°37'58" EAST, A DISTANCE OF 11.50 FEET TO A LINE, PARALLEL WITH AND DISTANT 11.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID EASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD;

THENCE SOUTH 03°22'02" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 45.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND AN INTIAL RADIAL BEARING OF NORTH 45°32'41" WEST;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 47°49'21", AN ARC DISTANCE OF 29.21 FEET TO A POINT OF CUSP, BEING A

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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153R
TEMPORARY CONSTRUCTION EASEMENT

POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE NORTH 03°22'02" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A
DISTANCE OF 71.72 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 618 SQUARE FEET, OR 0.014 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
1.000099080 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455

4/29/2021

DATED:



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EXHIBIT "B"

04724-153R
TCE



P.O.C.
N 1/4
COR. SEC. 6

NE'LY COR
LOT "A"

N 83°34'02" E (R)

LOS ALAMOS RD.

N 89°58'16" E

THOMPSON RD. VACATED
PER DOC. 2007-0635979
REC. 10/12/07

PM 32123
PM 228/35-42
PARCEL 1

GRANT DEED
INST. 2016-0006952
REC. 01/07/2016
APN 963-060-065

PARCEL
04724-153R
618 SQ.FT.
0.014 AC.

LINE TABLE		
NO.	DIRECTION	DISTANCE
1	N 89°58'16" E	136.90'
3	S 03°22'17" E	128.67'
5	S 03°22'02" E	5.08'
6	N 86°37'58" E	11.50'
7	S 03°22'02" E	45.79'
9	N 03°22'02" W	71.72'

CURVE TABLE				
NO.	RADIUS	DELTA	DISTANCE	TANGENT
2	1,866.82'	03°03'41"	99.75'	49.89'
4	35.00'	17°42'27"	10.82'	5.45'
8	35.00'	47°49'21"	29.21'	15.52'

T.P.O.B.

CLINTON KEITH RD

S 03°22'18" E 987.79'

N 86°37'42" W
76.18'

N 45°32'41" W (R)

N 86°37'58" E (R)

S'LY LINE PCL 1
PM 32123
PM 228/35-42

EASEMENT NOTES:

- ① ESMT. INST. NO. 71867, REC. 2-27-1990, O.R. IN FAVOR OF SO. CAL GAS FOR A VALVE AND REGULATOR STATION
 - ③ ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 1085/280, O.R., REC 6-17-1949 FOR PIPE LINE PURPOSES
- GRANT DEED
INST. 2018-0203343
REC. 05/22/2018

APN 963-060-066

SURVEYOR NOTES

INDICATES RESTRICTED ACCESS
PER PM 228/43-52

(R) INDICATES RADIAL
BEARING

R/W VARIES LOT "A"
PER PM 228/35-42

REFERENCE IS HEREBY MADE
TO RIV. CO. RW MAP 935-TT

SEC. 6, T. 7 S., R. 2 W., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "

PCL No.: 04724-153R

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: B2-04724

PROJECT: CLINTON KEITH ROAD

SCALE: NTS

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

PREPARED BY: N.L.

DATE: APRIL, 2021

APPROVED BY:

Timothy F. Rayburn

DATE: 4/29/2021

SHEET 1 OF 1



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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153S
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES OVER A PORTION OF PARCEL 1 PER PARCEL MAP No. 32123 ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 35 THROUGH 42, INCLUSIVE, FURTHER DESCRIBED BY GRANT DEED RECORDED JANUARY 07, 2016, AS DOCUMENT NUMBER 2016-0006952, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6, BEING THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, AS SHOWN BY SAID PARCEL MAP;

THENCE NORTH 89°58'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 69.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,800.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 83°19'27" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°18'15", AN ARC DISTANCE OF 103.80 FEET;

THENCE SOUTH 03°22'18" EAST, A DISTANCE OF 329.62 FEET;

THENCE AT RIGHT ANGLES FROM LAST SAID COURSE, NORTH 86°37'42" EAST, A DISTANCE OF 76.18 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 1, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD (VARIABLE EASTERLY HALF-WIDTH), AS SHOWN BY SAID PARCEL MAP;

THENCE SOUTH 86°20'49" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 27.52 FEET TO AN ANGLE POINT THEREIN, AND THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 19°19'18" WEST, A DISTANCE OF 39.21 FEET;

THENCE NORTH 86°37'58" EAST, A DISTANCE OF 20.54 FEET;

THENCE SOUTH 11°29'58" EAST, A DISTANCE OF 38.08 FEET RETURNING TO SAID SOUTHERLY LINE;

THENCE SOUTH 86°37'43" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 15.15 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 673 SQUARE FEET, OR 0.015 ACRES, MORE OR LESS.

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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153S
TEMPORARY CONSTRUCTION EASEMENT

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000099080 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455

4/29/2021

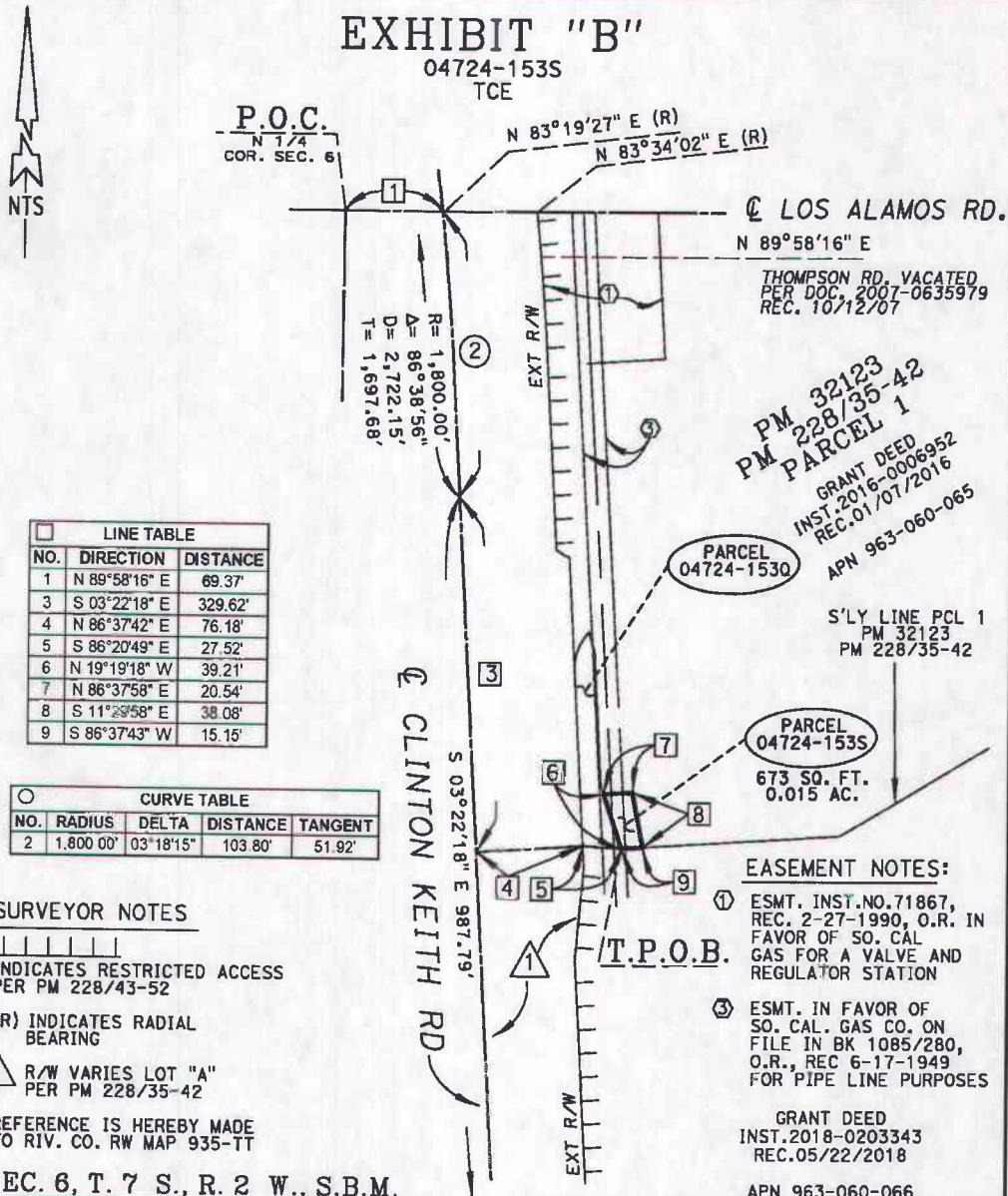
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EXHIBIT "B"

04724-153S
TCE



NO.	DIRECTION	DISTANCE
1	N 89°58'16" E	69.37'
3	S 03°22'18" E	329.62'
4	N 86°37'42" E	76.18'
5	S 86°20'49" E	27.52'
6	N 19°19'18" W	39.21'
7	N 86°37'58" E	20.54'
8	S 11°29'58" E	38.08'
9	S 86°37'43" W	15.15'

NO.	RADIUS	DELTA	DISTANCE	TANGENT
2	1,800.00'	03°18'15"	103.80'	51.92'

SURVEYOR NOTES

INDICATES RESTRICTED ACCESS
PER PM 228/43-52

(R) INDICATES RADIAL
BEARING

① R/W VARIES LOT "A"
PER PM 228/35-42

REFERENCE IS HEREBY MADE
TO RIV. CO. RW MAP 935-TT

SEC. 6, T. 7 S., R. 2 W., S.B.M.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000099080"

PCL No.: 04724-153S	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: N.L.	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 4/29/2021
DATE: APRIL, 2021	
SHEET 1 OF 1	



1 **AGREEMENT FOR POSSESSION AND USE**

2
3 PROJECT: Clinton Keith Extension Project Phase III

4 PARCELS: 04724-153A, 04724-153B, 04724-153C, 04724-153D, 04724-153F,
5 04724-153G, 04724-153H, 04724-153O, 04724-153J, 04724-153K, and
6 04724-153L

7 APN: 963-450-021, 963-450-023, 963-450-025, 963-450-026, 963-450-027,
8 963-450-031, and 963-450-032 (portion)

9
10 This Agreement ("Agreement") is dated for reference purposes as of _____,
11 and is entered into by and between the COUNTY OF RIVERSIDE, a political
12 subdivision of the State of California ("County"), and SCOTT-MURRIETA SERVICE
13 STATION, LP, a California Limited Partnership, as to a 40% Interest; BONSALL
14 SERVICE STATION, LP, a California Limited Partnership, as to a 40% Interest; and
15 MURRIETA MARKETPLACE HOLDINGS, LP, a California Limited Partnership, as to a
16 20% Interest, collectively Tenants in Common (collectively "Owner"). Owner and
17 County shall hereinafter be collectively referred to as "Parties".

18 It is hereby agreed by and between the Parties that County requires immediate
19 possession of certain portions of Owner's real property for a road project that will widen
20 and otherwise improve Clinton Keith Extension Project Phase III. Owner's real
21 property is located at the East Side of future Clinton Keith Road, North of Winchester
22 Road, North Corner of Future Clinton Keith Road and Winchester Road, and Northwest
23 side of Winchester Road/State Route 79, adjacent to future Clinton Keith Road, in the
24 City of Murrieta, County of Riverside, State of California, is currently designated as
25 Riverside County Assessor's Parcel Number 963-450-021, 963-450-023, 963-450-025,
26 963-450-026, 963-450-027, 963-450-031, and 963-450-032, and is legally described
27 as:
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DEC 07 2021 3.21

1 PARCEL 1: (APN 963-450-021) That portion of Parcel 1 of Parcel Map No.
2 32123-2, in the City of Murrieta, County of Riverside, State of California, as per map
3 filed in Book 228, Pages 43-52, inclusive of parcel maps, in the office of the assessor,
4 county clerk-recorder of said county and

5 PARCEL 2: (APN 963-450-023) That portion of Parcel 1 of Parcel Map No.
6 32123-2, in the City of Murrieta, County of Riverside, State of California, as per map
7 filed in Book 228, pages 43-52, inclusive, of parcel maps, in the office of the Assessor,
8 County Clerk-Recorder of said county and

9 PARCEL 3: (APN 963-450-025): A portion of lot 1 of lot line adjustment No. 18-
10 4903 recorded December 19, 2018 as document No. 18-440907 of official records , Lot
11 1 of said lot line adjustment No. 18-4903 and described as in the City of Murrieta,
12 County of Riverside, State of California, being that portion of parcel 1 of parcel map
13 No. 32-123-2 as per map filed in Book 228, pages 43-52, inclusive of parcel maps, in
14 the Office of the Assessor-County Clerk-Recorder of said County and

15 PARCEL 4: (APN 963-450-026) A portion of lot 1 of lot line adjustment No. 18-
16 4903 recorded December 19, 2018 as document No. 2018-490907, of official records,
17 said lot 1 being described as follows: In the city of Murrieta, county of Riverside, State
18 of California, being that portion of parcel 1 of parcel map no. 32123-2 as per map filed
19 in book 228, pages 43-52, inclusive, of parcel maps, in the office of the assessor-
20 county clerk-recorder of said county also said land is also known as lot 2 of lot line
21 adjustment LLA 18-4907, recorded December 19, 2018 as instrument No. 2018-
22 491588 and 2018-491882 of official records and

23 PARCEL 5: (APN 963-450-027) A portion of Lot 1 of lot line adjustment No. 18-
24 4903 recorded December 19, 2018 as instrument No.18-490907 of official records,
25 said lot 1 being described as follows: in the City of Murrieta, County of Riverside, State
26 of California, being all of parcels 2, 3 and 9, together with that portion of parcel L of
27 Parcel map No. 32123-2 as per map filed in book 228, Pages 43-52, inclusive, of
28

1 parcel maps, in the office of the Assessor-County Clerk-recorder of said County and
2 said land is also known as lot 3 of lot line adjustment LLA 18-4907, Recorded
3 December 19, 2018 as instrument No. 2018-491588 and 2018-491882 of official
4 records and

5 PARCEL 6: (APN 963-450-032) Portion of lot 4 of lot line adjustment No. LLA
6 18-4907 Recorded December 19, 2018 as instrument No. 2018-0491882 of official
7 records, said lot 4 being described as follows: In the City of Murrieta, County of
8 Riverside, State of California, being all of parcels 4, 5 AND 15 OF Parcel map No.
9 32123-2 as per map filed in book 228, Pages 43-52, Inclusive, of parcel maps, together
10 with a portion of lot 1 of lot line adjustment No. LLA 18-4903, Recorded DECEMBER
11 19, 2018 as instrument No. 2018-0490907 said lot 1 being described as follow: In the
12 city of Murrieta, County of Riverside, State of California, being that portion of parcel
13 map No. 1 of parcel map No. 32123-2 as per map filed in book 228, Pages 43-52,
14 inclusive, of parcel maps, in the office of the Assessor-County Clerk-recorder of said
15 County, said land is also known as Lot 3 of lot line adjustment LLA 18-4908, recorded
16 December 19, 2018 as instrument No. 2018-492425 of official records and

17 PARCEL 7: (APN 963-450-031) In the City of Murrieta, County of Riverside,
18 State of California, being a portion of Lot 4 of Lot Line Adjustment NO. LLA 118-4907
19 Recorded December 19, 2018 as Document No. 2018-0491882, of official records,
20 said lot 4 being described/4S Follows:

21 In the City of Murrieta, County of Riverside, State of California, being all of Parcels 4, 5
22 and 15 of Parcel Map No. 32123-2 as per map filed in book 228, pages 43-52,
23 inclusive, of parcel maps.

24 Together with a portion of lot 1 of lot line adjustment NO. LLA 18-4903 recorded
25 December 19, 2018 as document no. 2018-0490907 of official records, said lot 1 being
26 described as follows:

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1 In the City of Murrieta, County of Riverside, State of California, being that portion of
2 parcel 1 of parcel map no. 32123-2 as per map filed in Book 228, pages 43-52,
3 inclusive, of parcel maps, in the office of the assessor-county clerk-recorder of said
4 county, lying generally easterly and southerly.

5 The portions of (and interests in) Owner's real property (which the County
6 requires immediate possession of) are a fee simple ownership in what will hereinafter
7 be referred to as Parcels 04724-153A, 04724-153B, 04724C, 04724-153D, and 04724-
8 153O; Permanent slope easement interests for road purposes in Parcels 04724-153F,
9 04724-153G, and 04724-153H, in the County of Riverside, State of California, and a
10 temporary construction easement in what will hereinafter be referred to as Parcels
11 04724-153J, 04724-1523K, and 04724-153L in the County of Riverside, State of
12 California, (collectively the "Parcels"). The Parcels are legally described and visually
13 depicted on Exhibit's "A" and Exhibit "B" which are contained in Attachments 1 and 2,
14 incorporated herein by this reference. The Parcels are required for the purpose of
15 constructing the third phase of new roadway as part of the Clinton Keith Phase III
16 Extension Project. The purpose of this Agreement is to allow the construction of said
17 road project to proceed without delay.

18 It is agreed by the Parties that any delay in the start of construction of this road
19 project is contrary to the public interest. It is the intent of this Agreement to offer fair-
20 market compensation to the Owner in exchange for permission to enter onto the
21 Parcels and construct the road project. In that regard, the County is hereby offering to
22 pay the total sum of Six Hundred Ninety-Six Thousand Two Hundred Dollars
23 (\$696,200) to Owner.

24 In consideration of the Six Hundred Ninety Six Thousand Two Hundred Dollars
25 (\$696,200) sum to be paid to Owner and any other consideration hereinafter set forth,
26 the County and Owner agree as follows:

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1. Owner hereby irrevocably grants to County, its contractors, agents, and all other persons deemed necessary or convenient by County, the irrevocable right to possession and use of the Parcels (including the right to remove and dispose of any and all improvements within the existing and planned Clinton Keith Phase III Extension Project right-of-way, and the right to construct the extended and planned Clinton Keith Extension Project Phase III right-of-way upon Parcels in the County of Riverside, State of California identified as Parcels 04724-153A, 04724-153B, 04724-153C, 04724-153D, 04724-153F, 04724-153G, 04724-153H, 04724-153O, 04724-153J, 04724-153K, and 04724-153L). In consideration for this irrevocable grant of possession and use, County will transfer into escrow the sum of Six Hundred Ninety Six Thousand Two Hundred Dollars (\$696,200) within Fourteen (14) days after this Agreement is fully signed. County shall have the right to take possession of the Parcels on the date this sum is paid into escrow. Owner acknowledges that this sum represents the full amount of the County-approved appraisal of what is believed by the County to be just compensation owed for the acquisition of the Parcels. Owner waives any right to challenge the County's right to possess and use the Parcels in any subsequent eminent domain lawsuit filed by the County. However, it is understood by the parties that nothing in this Agreement shall constitute a waiver of Owner's right to negotiate and/or seek payment of compensation in an amount greater than Six Hundred Ninety Six Thousand Two Hundred Dollars (\$696,200).
2. This transaction will be handled through an escrow with an escrow company selected by County. The County shall pay all escrow and recording fees incurred in this transaction. Owner shall be entitled to an interim disbursement of the monetary sum referred to in paragraph 1 less any amounts payable to

1 other persons (if any) who have interests in the Parcels. Owner shall not be
2 entitled to receive any proceeds until:

3 a. All holders of liens and encumbrances in the Parcels have received
4 full payment for (or have waived any payment for) the principal and
5 interest due to them and have reconveyed their respective interests in
6 the Parcels;

7
8 b. All other parties having interests in the Parcels have received full
9 payment therefore or have consented (in a signed and notarized
10 writing) to a payment therefore to Owner, and;

11 c. County has acknowledged in writing that it concurs that all other
12 parties having interests in the Parcels have received full payment
13 therefore or have thusly consented to a payment therefore to Owner.
14 County will not unreasonably withhold such a written
15 acknowledgment.

16
17 This escrow shall remain open until either a settlement is reached and consummated,
18 this Agreement is terminated, or a final order of condemnation under Section 1268.030
19 of the California Code of Civil Procedure is entered by the court. Any sum disbursed to
20 Owner from this escrow shall be deducted from the ultimate amount received by Owner
21 as a result of any settlement, or award or verdict of just compensation for the Parcels.

22
23 3. After the execution of this Agreement, Owner shall not voluntarily assign, sell,
24 encumber or otherwise transfer (to a third-party) any right, title, estate, lien, or
25 interest in the Parcels (or any of them), or in the larger parcel of which the
26 Parcels are parts, without first obtaining the written consent of County. County
27 shall not unreasonably withhold such written consent.

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4. Owner agrees to pay when due all taxes, including prorated taxes for the current year, and special assessments due on the date County takes possession of the Parcels.

5. This Agreement is made with the understanding that County will continue to negotiate in good faith with Owner to acquire the Parcels by direct purchase. It is further understood that, in the event a settlement is not reached within One Hundred Eighty (180) days after the execution of this Agreement, such failure will be an acknowledgment that the negotiations to acquire the Parcels have proven futile. Within sixty days after such an acknowledgment that the negotiations to acquire the Parcels have proven futile, County shall prepare and file a complaint in eminent domain to acquire the Parcels. If County files an eminent domain lawsuit, it is understood and agreed that this Agreement shall continue in effect until either a settlement is reached or a final order of condemnation under Section 1268.030 of the California Code of Civil Procedure is entered by the court.

6. Section 1245.235 of the Code of Civil Procedure requires the County to give each person (whose property may be acquired by the County by eminent domain) notice and a reasonable opportunity to appear before the Riverside County Board of Supervisors and be heard on the matters referred to in Section 1240.030 of the Code of Civil Procedure, which states as follows:

"The power of eminent domain may be exercised to acquire property for a proposed project only if all of the following are established:

- (1) The public interest and necessity require the project.
- (2) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- (3) The property sought to be acquired is necessary for the project."

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If the Riverside County Board of Supervisors decides (by a vote of at least two-thirds of its members) to acquire a certain property by eminent domain, said Section 1245.235 further requires that Board to adopt a resolution of necessity (which authorizes the acquisition of the therein specified property by eminent domain).

7. By granting this irrevocable right to possession and use of the Parcels to County, Owner agrees to the following: (1) Owner knowingly and voluntarily and specifically waives their right to receive the above described notice required by Code of Civil Procedure Section 1245.235 (regarding the County's intention to acquire the Parcels by eminent domain); (2) Owner knowingly and voluntarily and specifically waives their above-described right (under Code of Civil Procedure Section 1245.235) to appear and be heard on the matters referred to in Code of Civil Procedure Section 1240.030 (regarding the County's intention to acquire the Parcels by eminent domain); (3) Owner knowingly and voluntarily and specifically waives the requirement (under Code of Civil Procedure Section 1245.235) that the Riverside County Board of Supervisors adopt a resolution of necessity which authorizes the County to commence and prosecute a lawsuit to acquire the Parcels by eminent domain; (4) Owner shall not object to the County's filing and prosecution of an eminent domain lawsuit to acquire the Parcels; and (5) in any eminent domain lawsuit filed and prosecuted by County to acquire the Parcels, Owner shall not challenge the County's right to take those Parcels by eminent domain, and the only issue in said lawsuit shall be the amount of just compensation that Owner will receive for the Parcels.

8. Owner agrees that, in the event the ultimate amount of any settlement, award, or verdict is less than the total of the sums disbursed to Owner under above paragraph 2, the Owner shall refund the difference to County (including any interest that accrued thereon as described in below paragraph 11).

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9. Owner expressly waives all claims and defenses in their favor (in any subsequent eminent domain lawsuit) except a claim for greater compensation.
10. In the event an eminent domain lawsuit is filed, the date of valuation for determining the amount of just compensation for the Parcels shall be the date on which the County files the complaint in said proceeding.
11. Compensation awarded in an eminent domain proceeding shall draw interest as prescribed at the apportionment rate calculated by the Controller as the rate of earnings by the Surplus Money Investment Fund for each calendar quarter. Owner shall be entitled to receive interest on any sum received as compensation for their interest in the Parcels, whether pursuant to this Agreement or pursuant to a subsequent settlement or pursuant to a court judgment, beginning on the date County is authorized to take possession of the Parcels pursuant to this Agreement and ending on the earliest of the following dates:
- a. The date the amount placed into escrow by the County is disbursed to the Owner;
 - b. The date any amount is paid directly to the Owner by County, or;
 - c. The date any amount is deposited with the court as the award in a judgment in condemnation in favor of Owner.
12. At any time after the commencement of any eminent domain lawsuit, County reserves the right to abandon its eminent domain lawsuit in whole or in part.
13. If any hazardous materials are present on the Parcels on the date County takes possession of the Parcels, Owner shall be responsible for and bear the entire cost of all removal, disposal, cleanup and decontamination which may be required because of these hazardous materials. Owner shall further hold County, its officers and employees harmless from all responsibility, liability and claims for damages to person or property resulting from the existence or use of

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- hazardous materials which are present on the Parcels on the date County takes possession under this Agreement.
- 14. This Agreement shall also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors and assigns of the Parties.
- 15. The Parties agree that neither this Agreement (nor anything contained in this Agreement) shall constitute (or in any way be interpreted as) an admission of fault or liability by any of the Parties.
- 16. No amendment or modification of this Agreement will have any force or effect or validity whatsoever unless it is in writing and signed by all of the Parties.
- 17. This Agreement will be governed by the laws of the State of California.
- 18. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.
- 19. This writing contains the entire agreement between the Parties respecting the matter set forth, and expressly supersedes all previous or contemporaneous agreements, understandings, representations, or statements between the parties respecting that matter.

(SIGNATURE PROVISIONS ON FOLLOWING PAGE)

1 In Witness Whereof, the Parties have executed this Agreement the day and year last
2 below written.

3
4 Dated: December 7, 2021

5
6 COUNTY:
7 COUNTY OF RIVERSIDE, a political
8 Subdivision of the State of California

GRANTOR:
SCOTT-MURRIETA SERVICE,
STATION, LP; BONSALL SERVICE
STATION, LP; MURRIETA
MARKETPLACE HOLDINGS, LP

9
10 By: Karen S. Spiegel
11 Karen Spiegel, Chair
12 Board of Supervisors

By: Hagos Kofdarali
Name: Hagos Kofdarali
Its: General Partner

13
14 Attest:
15 Kecia. R. Harper
16 Clerk of the Board

17 By: [Signature]
18 Deputy

19
20 APPROVED AS TO FORM:
21 Gregory P. Priamos,
22 County Counsel

23 By: [Signature]
24 Ryan Yabko
25 Deputy County Counsel

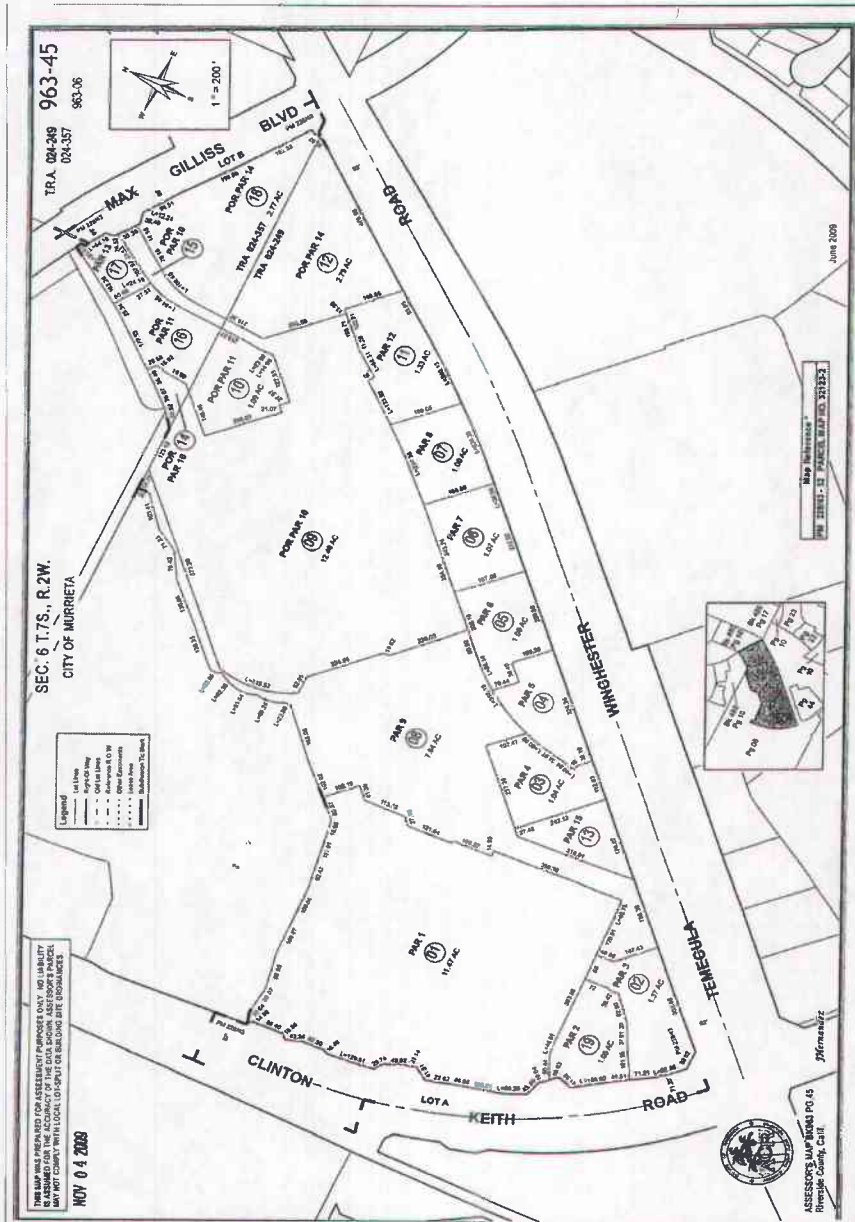
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ATTACHMENT "1"
ASSESSOR'S PLAT MAPS

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This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Non-Order Search
Doc: 963-45 MAP ASSESSOR

Page 1 of 1 Requested By: Ed Courtney , Printed: 10/19/2020 10:40 AM

ATTACHMENT "2"

LEGAL DESCRIPTION AND PLAT MAP

Parcel No. 04724-153A

Parcel No. 04724-153B

Parcel No. 04724-153C

Parcel No. 04724-153D

Parcel No. 04724-153F

Parcel No. 04724-153G

Parcel No. 04724-153H

Parcel No. 04724-153O

Parcel No. 04724-153J

Parcel No. 04724-153K

Parcel No. 04724-153L

EXHIBIT "A"
LEGAL DESCRIPTION
04724-153A

BEING A PORTION OF THOSE CERTAIN PARCELS OF LAND DESCRIBED AS "LOT 2" AND "LOT 3" PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4907, BY DOCUMENT NUMBER, 2018-0491882 RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED BY GRANT DEED, BY DOCUMENT NUMBER 2018-0492090, RECORDED DECEMBER 19, 2018, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE HIGHWAY 79 (TEMECULA / WINCHESTER ROAD) (92.00 FOOT NORTHWESTERLY HALF-WIDTH), AND THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF PARCEL 0472-029A, AS DESCRIBED BY DOCUMENT NUMBER 2008-0577782, RECORDED OCTOBER 30, 2008, SAID OFFICIAL RECORDS, SAID NORTHEASTERLY LINE AND SAID SOUTHEASTERLY PROLONGATION THEREOF BEING THE CENTERLINE OF CLINTON KEITH ROAD (VARIABLE WIDTH);

THENCE NORTH 43°45'43" WEST ALONG SAID CENTERLINE OF CLINTON KEITH ROAD, A DISTANCE OF 111.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,510.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°42'24", AN ARC DISTANCE OF 18.63 FEET TO A RADIAL LINE AS PROJECTED TO AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD, AS SHOWN BY PARCEL MAP No. 32123-2 ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 43 THROUGH 52, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE LEAVING SAID CENTERLINE AND SAID TANGENT CURVE, NORTH 46°56'41" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 70.88 FEET TO SAID ANGLE POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,438.66 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 46°58'02" WEST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°32'45", AN ARC DISTANCE OF 13.70 FEET TO A POINT WITH A RADIAL LINE BEARING SOUTH 47°30'47" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH CENTRAL ANGLE OF 02°45'14", AN ARC DISTANCE OF 69.15 FEET, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE NON-TANGENT FROM LAST SAID CURVE, NORTH 32°01'06" WEST, A DISTANCE OF 119.70 FEET CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN, BEING THE SOUTHERLY TERMINUS OF A HORIZONTAL CURVE HAVING A RADIUS OF 1,127.89 FEET, A RADIAL LINE TO SAID SOUTHERLY TERMINUS BEARING SOUTH 53°00'34" WEST, BEING A POINT OF CUSP AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,127.89 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 53°00'34" WEST;

COURSE "A"

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY ALONG THE SOUTHEASTERLY PROLONGATION OF SAID HORIZONTAL CURVE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°16'46", AN ARC DISTANCE OF 84.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 130.00

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4 **EXHIBIT "A"**
LEGAL DESCRIPTION
04724-153A

5 FEET AND AN INITIAL RADIAL BEARING OF NORTH 48°43'48" EAST;

6 **COURSE "B"**

7 THENCE ALONG SAID REVERSE CURVE CONTINUING SOUTHEASTERLY THROUGH A CENTRAL
8 ANGLE OF 18°40'53", AN ARC DISTANCE OF 42.39 FEET TO THE BEGINNING OF A REVERSE
9 CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AND AN INITIAL RADIAL
10 BEARING OF SOUTH 67°24'41" WEST;

11 **COURSE "C"**

12 THENCE ALONG SAID REVERSE CURVE CONTINUING SOUTHEASTERLY THROUGH A CENTRAL
13 ANGLE OF 19°53'54", AN ARC DISTANCE OF 62.51 FEET TO THE TRUE POINT OF BEGINNING.

14 CONTAINING 1.075 SQUARE FEET, OR 0.025 ACRES, MORE OR LESS.

15 THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HERBY
16 RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS
17 INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND
18 TO CLINTON KEITH ROAD OVER COURSES "A" THROUGH "C", INCLUSIVE, HEREINABOVE
19 DESCRIBED.

20 THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE
21 CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY
22 1.0000999080 TO OBTAIN GROUND DISTANCE

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

24 PREPARED UNDER MY SUPERVISION:

25 
26 TIMOTHY F. RAYBURN, P.L.S. 8455

27 DATED: 3/04/2021



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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153B

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "LOT 1" PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4907, BY DOCUMENT NUMBER 2018-0491882, RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED IN GRANT DEED, BY DOCUMENT NUMBER 2018-0492090, RECORDED DECEMBER 19, 2019, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE HIGHWAY 79 (TEMECULA / WINCHESTER ROAD) (92.00 FOOT NORTHWESTERLY HALF-WIDTH) AND THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF PARCEL 0472-029A, AS DESCRIBED BY DOCUMENT NUMBER 2008-0577782, RECORDED OCTOBER 30, 2008, SAID OFFICIAL RECORDS, SAID NORTHEASTERLY LINE AND SAID SOUTHEASTERLY PROLONGATION THEREOF BEING THE CENTERLINE OF CLINTON KEITH ROAD (VARIABLE WIDTH),

THENCE NORTH 43°45'43" WEST ALONG SAID CENTERLINE, A DISTANCE OF 111.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,510.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 17°45'07", AN ARC DISTANCE OF 467.84 FEET TO A RADIAL LINE AS PROJECTED TO AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD, AS SHOWN BY PARCEL MAP No. 32123-2 ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 43 THROUGH 52, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE LEAVING SAID CENTERLINE AND SAID TANGENT CURVE, NORTH 63°59'24" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 66.87 FEET TO SAID ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,442.85 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 64°01'00" WEST AND THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°37'49", AN ARC DISTANCE OF 66.24 FEET CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND TO AN ANGLE POINT THEREIN;

THENCE NORTH 15°13'22" WEST, A DISTANCE OF 138.53 FEET CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN, BEING A POINT OF CUSP AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,150.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 73°05'00" WEST;

COURSE "A"

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°58'18", AN ARC DISTANCE OF 99.79 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 68°06'42" EAST;

COURSE "B"

THENCE ALONG SAID REVERSE CURVE CONTINUING SOUTHERLY THROUGH A CENTRAL ANGLE OF 11°30'40", AN ARC DISTANCE OF 50.23 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 79°37'22" WEST;

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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153B

COURSE "C"
THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF
15°36'21", AN ARC DISTANCE OF 54.47 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 818 SQUARE FEET, OR 0.019 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
1.000099080 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HEREBY
RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS
INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND
TO CLINTON KEITH ROAD, OVER AND ACROSS HEREINABOVE DESCRIBED COURSES "A"
THROUGH "C", INCLUSIVE.

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

PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455

DATED: 3/04/2021



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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153B

COURSE "C"
THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF
15°36'21", AN ARC DISTANCE OF 54.47 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 818 SQUARE FEET, OR 0.019 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
1.000099080 TO OBTAIN GROUND DISTANCE.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HEREBY
RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS
INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND
TO CLINTON KEITH ROAD, OVER AND ACROSS HEREINABOVE DESCRIBED COURSES "A"
THROUGH "C", INCLUSIVE.

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

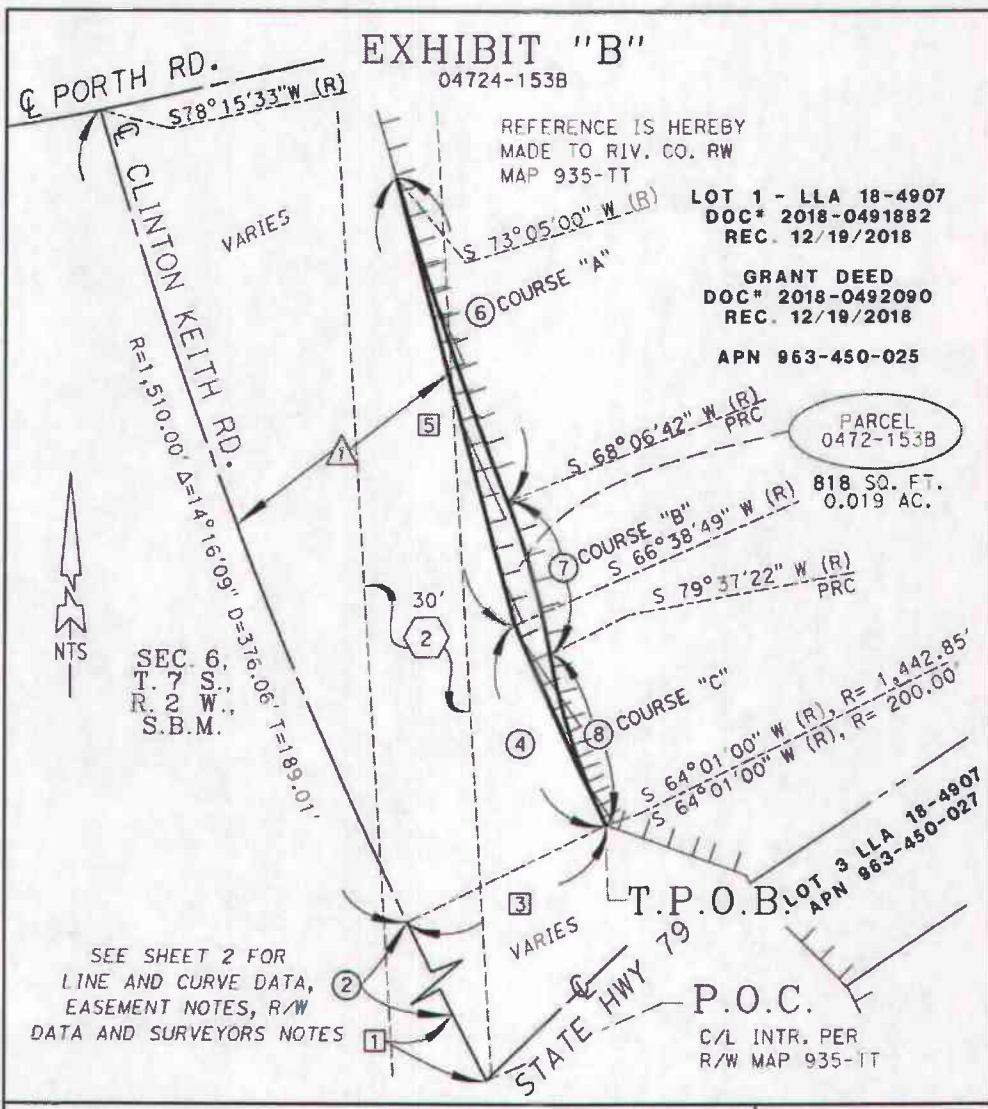
PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455

DATED: 3/04/2021



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ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000099080"

PCL No.: 04724-153B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD	
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY: N.M.L.	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/04/2021	
DATE: MARCH, 2021		
SHEET 1 OF 2		

EXHIBIT "B"

04724-153B

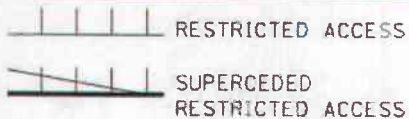
○ CURVE TABLE					
NO.	RADIUS	DELTA	DISTANCE	TANGENT	
2	1,510.00'	17°45'07"	467.84'	235.81'	
4	1,442.85'	02°37'49"	66.24'	33.12'	
COURSE "A"	6	1,150.00'	04°58'18"	99.79'	49.92'
COURSE "B"	7	250.00'	11°30'40"	50.23'	25.20'
COURSE "C"	8	200.00'	15°36'21"	54.47'	27.41'

□ LINE TABLE		
NO.	DIRECTION	DISTANCE
1	N 43°45'43" W	111.63'
3	N 63°59'24" E (R)	66.87'
5	N 15°13'22" W	138.53'

⬡ EASEMENT NOTES:

⬡ ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 2355/578, REC 8-11-1958, O.R. AND ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 2315/510-511 REC. 8-11-1958 FOR PIPELINE PURPOSES

SURVEYORS NOTES



R/W DATA

⚠ R/W PER
PM 228/43-52
"LOT A"

LLA - INDICATES, "NOTICE OF LOT LINE ADJUSTMENT"

(R) - INDICATES, RADIAL BEARING

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "		
PCL No.: 04724-153B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: 32 04724	PROJECT: CLINTON KEITH ROAD	
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY: N.M.L.	APPROVED BY: <i>Timothy F. Rayburn</i>	DATE: 3/04/2021
DATE: MARCH, 2021	SHEET 2 OF 2	

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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153C

BEING A PORTION OF THOSE CERTAIN PARCELS OF LAND DESCRIBED AS "LOT 2" AND "LOT 4" PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4903, BY DOCUMENT NUMBER 2018-0490907, RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED BY GRANT DEED, BY DOCUMENT NUMBER 2018-0491365, RECORDED DECEMBER 19, 2018, AND "LOT 1" PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4907, BY DOCUMENT NUMBER 2018-0491882, RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED BY GRANT DEED, BY DOCUMENT NUMBER 2018-0492090, RECORDED DECEMBER 18, 2018, ALL OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6, BEING THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, AS SHOWN BY PARCEL MAP No. 32123 ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 35 THROUGH 42, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE NORTH 89°58'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 69.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,800.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 83°19'27" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°18'15", AN ARC DISTANCE OF 103.80 FEET;

THENCE SOUTH 03°22'18" EAST, A DISTANCE OF 987.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,510.00 FEET;

THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°12'49", AN ARC DISTANCE OF 163.76 FEET TO A RADIAL LINE AS PROJECTED TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD (VARIABLE EASTERLY HALF-WIDTH), AS SHOWN BY SAID PARCEL MAP;

THENCE LEAVING SAID TANGENT CURVE, NORTH 80°24'53" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 76.00 FEET TO SAID ANGLE POINT;

THENCE SOUTH 56°15'07" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.81 FEET TO AN ANGLE POINT THEREIN, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 21°02'27" EAST, A DISTANCE OF 88.73 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 68°57'33" EAST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 21°02'27" WEST, A DISTANCE OF 88.73 FEET;

THENCE SOUTH 68°57'33" WEST, A DISTANCE OF 83.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 266 SQUARE FEET, OR 0.006 ACRES, MORE OR LESS.

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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153C

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000099080 TO OBTAIN GROUND DISTANCE.

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

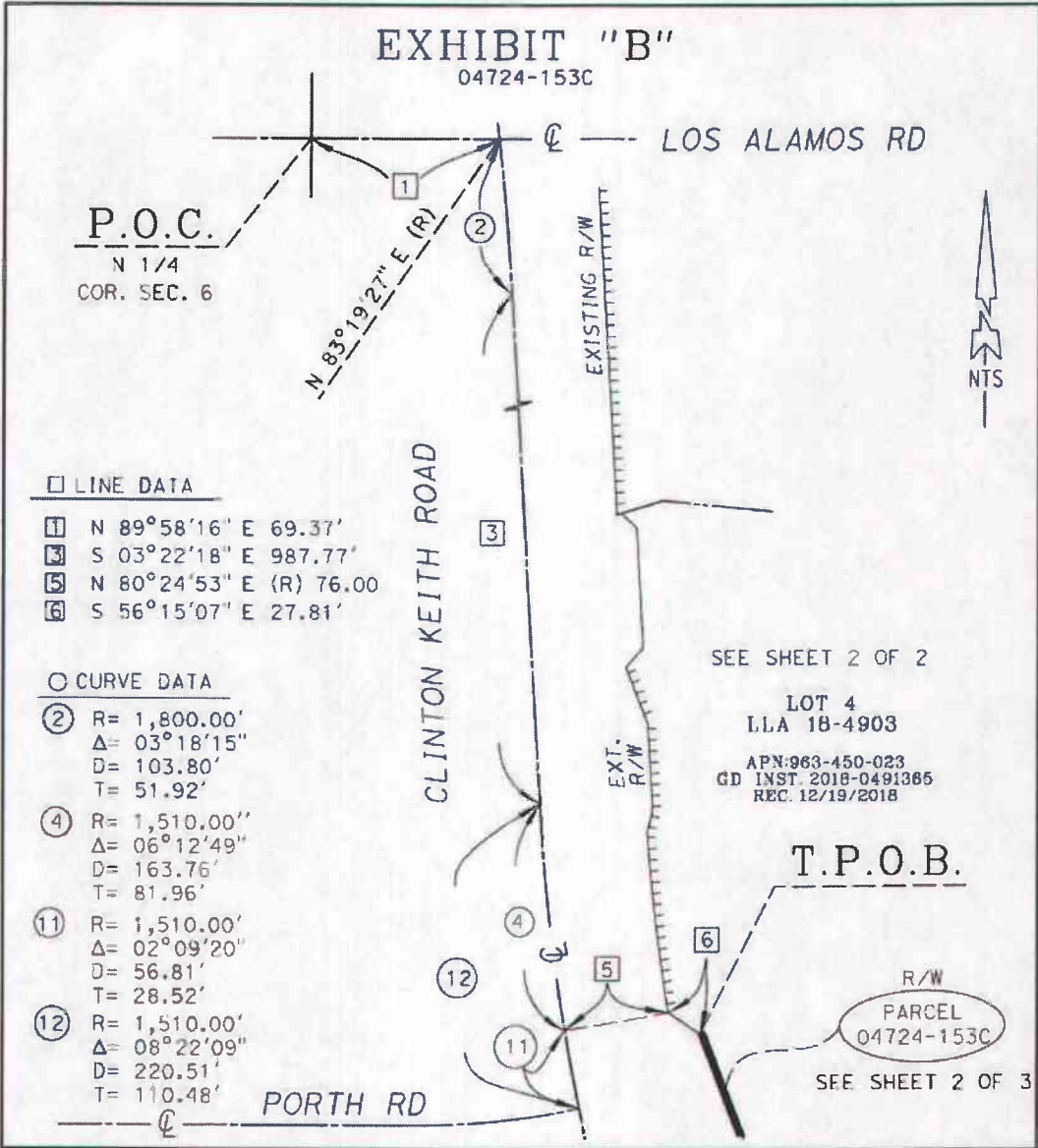
PREPARED UNDER MY SUPERVISION.


TIMOTHY F. RAYBURN, P.L.S. 8455

3/04/2021
DATED:



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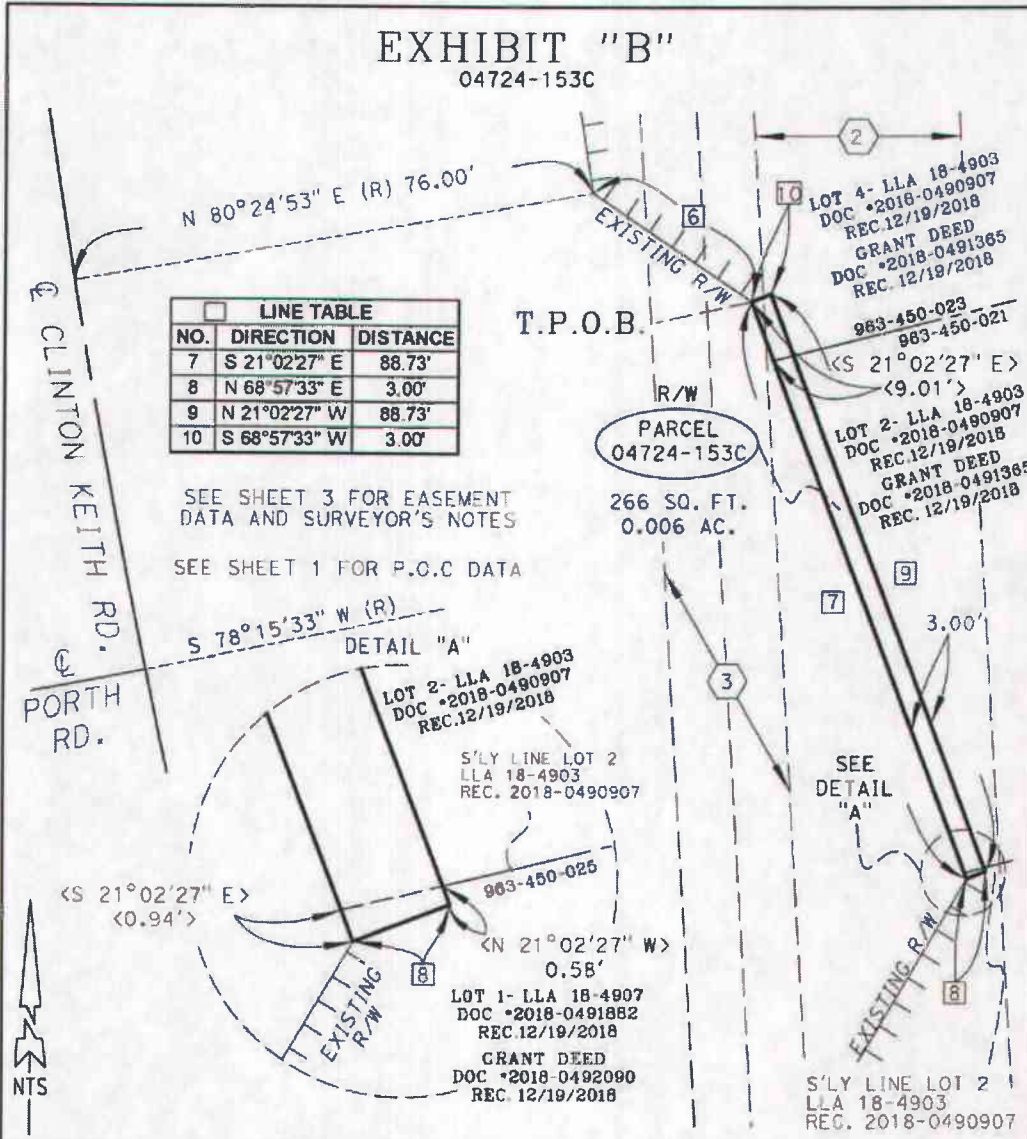


ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "

PCL No.: 04724-153C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: H. FINN	
DATE: MARCH, 2021	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/10/2021
SHEET 1 OF 3	

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EXHIBIT "B"
04724-153C



LINE TABLE		
NO.	DIRECTION	DISTANCE
7	S 21°02'27" E	88.73'
8	N 68°57'33" E	3.00'
9	N 21°02'27" W	88.73'
10	S 68°57'33" W	3.00'

SEE SHEET 3 FOR EASEMENT DATA AND SURVEYOR'S NOTES
SEE SHEET 1 FOR P.O.C DATA



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "	
PCL No.: 04724-153C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: N.M.L.	APPROVED BY: <i>Janetley 4 Ref.</i>
DATE: MARCH, 2021	DATE: 3/04/2021
SHEET 2 OF 3	



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EXHIBIT "B"
04724-153C R/W

 EASEMENT DATA

- 2 ESMT. IN FAVOR OF
SO. CAL. GAS CO. ON
FILE IN BK 2355/578,
REC 8-11-1958 AND
ESMT. IN FAVOR OF
SO. CAL. GAS CO. ON
FILE IN BK 2315/510-511
REC. 8-11-1958 FOR
PIPELINE PURPOSES.

- 3 ESMT. IN FAVOR OF
SO. CAL. GAS CO. ON
FILE IN BK 1085/280,
REC 6-17-1949 FOR
PIPELINE PURPOSES.


SURVEYORS NOTES

REFERENCE IS HEREBY MADE
TO RIV. CO. RW MAP 935-TT

< > RECORD DATA PER
LLA 18-4903 REC. 2018-0490907

(R) INDICATES RADIAL BEARING

| | | | |
INDICATES RESTRICTED ACCESS

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "	
PCL No.: 04724-153C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: N.M.L.	
DATE: MARCH, 2021	APPROVED BY:  DATE: 3/04/2021
SHEET 3 OF 3	



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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153D

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "LOT 4" PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4903, BY DOCUMENT NUMBER 2018-0490907, RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED BY GRANT DEED, BY DOCUMENT NUMBER 2018-0491365, RECORDED DECEMBER 19, 2018, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6, BEING THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, AS SHOWN BY SAID PARCEL MAP;

THENCE NORTH 89°58'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 69.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,800.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 83°19'27" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°18'15", AN ARC DISTANCE OF 103.80 FEET;

THENCE SOUTH 03°22'18" EAST, A DISTANCE OF 893.67 FEET;

THENCE AT RIGHT ANGLES FROM LAST SAID COURSE, NORTH 86°37'42" EAST, A DISTANCE OF 67.43 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD (VARIABLE EASTERLY HALF-WIDTH) AS SHOWN BY SAID PARCEL MAP, AND THE TRUE POINT OF BEGINNING:

COURSE "A"

THENCE NORTH 41°38'27" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.86 FEET TO AN ANGLE POINT THEREIN;

COURSE "B"

THENCE NORTH 03°23'34" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.06 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 86°46'18" EAST, A DISTANCE OF 19.50 FEET TO A LINE PARALLEL WITH AND DISTANT 19.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID COURSE "B";

THENCE SOUTH 03°23'34" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 9.35 FEET TO A LINE PARALLEL WITH AND DISTANT 2.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID COURSE "A";

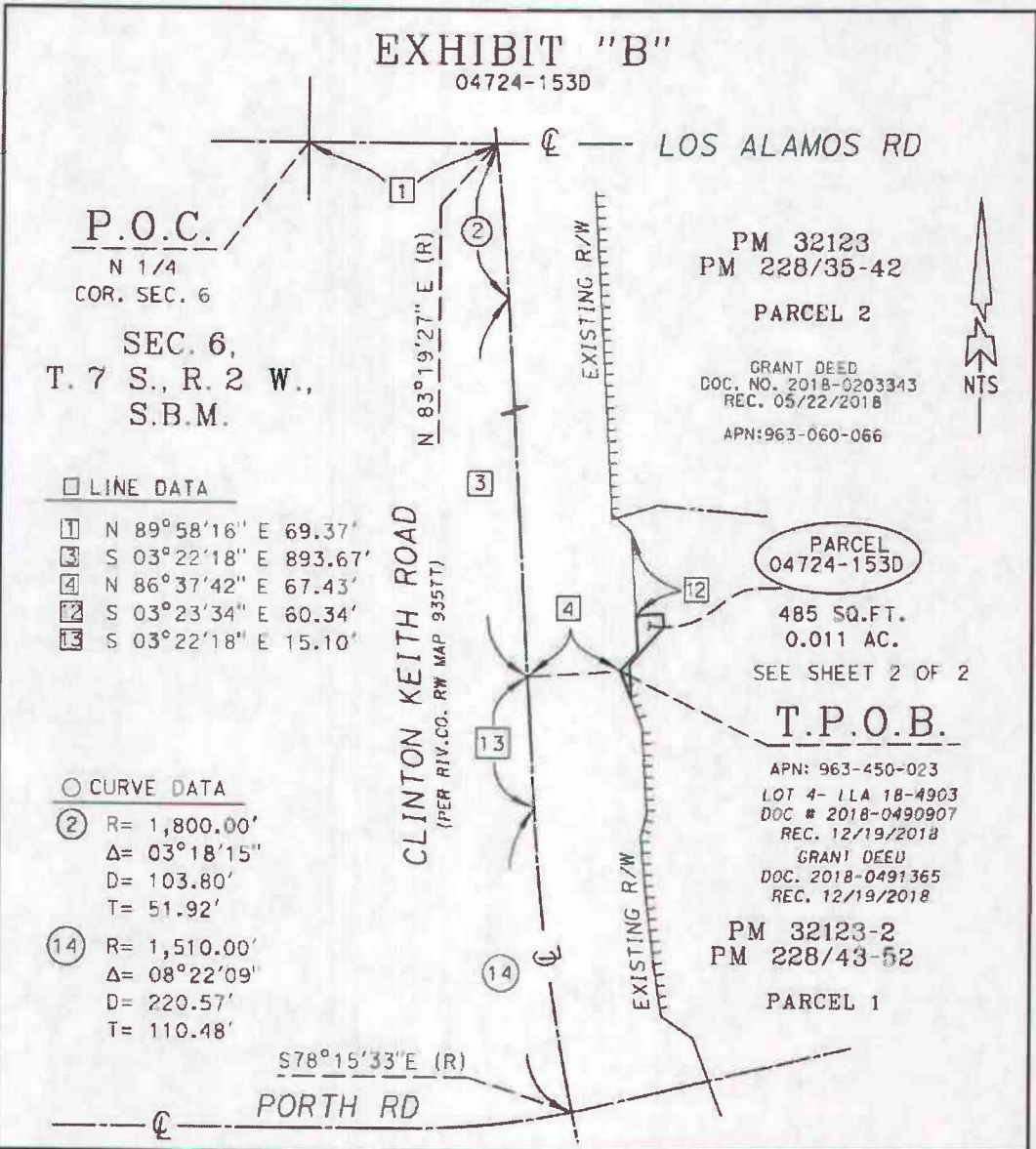
THENCE SOUTH 41°38'27" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 36.75 FEET;

COURSE "C"

THENCE SOUTH 03°23'34" EAST, A DISTANCE OF 24.57 FEET RETURNING TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 21°48'09" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.67 FEET TO THE TRUE POINT OF BEGINNING.

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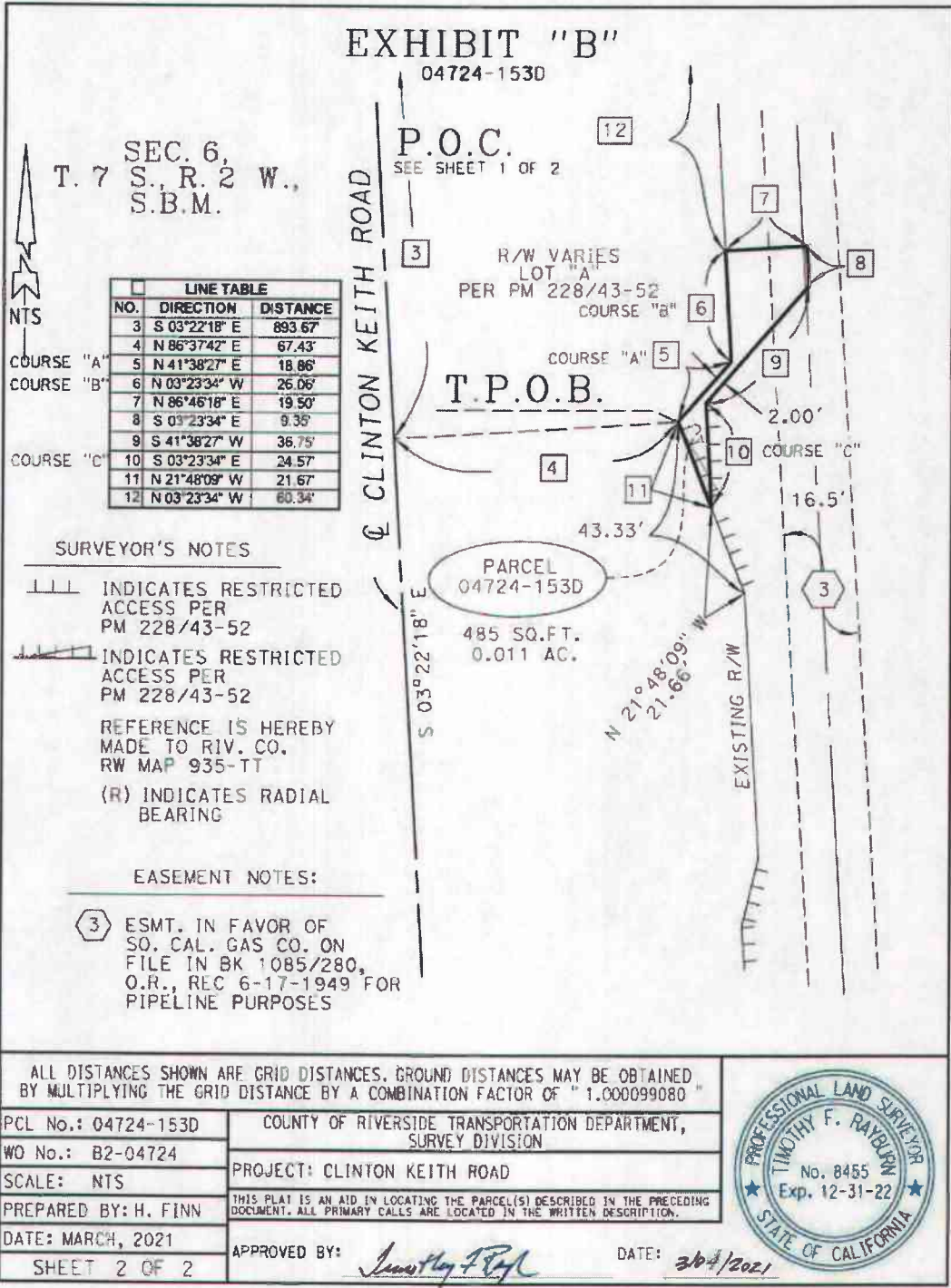


ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "

PCL No.: 04724-153D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: H. FINN	APPROVED BY: <i>Timothy F. Ravelry</i>
DATE: MARCH, 2021	DATE: 3/04/2021
SHEET 1 OF 2	



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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153F
SLOPE EASEMENT

AN EASEMENT FOR SLOPE PURPOSES LYING WITHIN A PORTION OF THOSE CERTAIN PARCELS OF LAND DESCRIBED AS "LOT 2" AND "LOT 3" PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4907, BY DOCUMENT NUMBER, 2018-0491882 RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED BY GRANT DEED, BY DOCUMENT NUMBER 2018-0492090, RECORDED DECEMBER 19, 2018, AND "LOT 2" AND "LOT 3" PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4908, BY DOCUMENT NUMBER 2018-0492425, RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED BY GRANT DEED, BY DOCUMENT NUMBER 2018-0493964, RECORDED DECEMBER 20, 2018, ALL OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE HIGHWAY 79 (TEMECULA / WINCHESTER ROAD) (92.00 FOOT NORTHWESTERLY HALF-WIDTH), AND THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF PARCEL 0472-029A, AS DESCRIBED BY DOCUMENT NUMBER 2008-0577782, RECORDED OCTOBER 30, 2008, SAID OFFICIAL RECORDS, SAID NORTHEASTERLY LINE AND SAID SOUTHEASTERLY PROLONGATION THEREOF BEING THE CENTERLINE OF CLINTON KEITH ROAD (VARIABLE WIDTH);

THENCE NORTH 43°45'43" WEST ALONG SAID CENTERLINE OF CLINTON KEITH ROAD, A DISTANCE OF 111.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,510.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 00°42'24", AN ARC DISTANCE OF 18.63 FEET TO A RADIAL LINE AS PROJECTED TO AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD (VARIABLE NORTHEASTERLY HALF-WIDTH), AS SHOWN BY PARCEL MAP No. 32123-2 ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 43 THROUGH 52, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE LEAVING SAID CENTERLINE AND SAID TANGENT CURVE, NORTH 46°56'41" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 70.88 FEET TO SAID ANGLE POINT, BEING THE WESTERLY TERMINUS OF THE CORNER CUTBACK LINE BETWEEN SAID CLINTON KEITH ROAD AND SAID STATE HIGHWAY 79, AS SHOWN ON SAID PARCEL MAP, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°07'54" EAST ALONG SAID CORNER CUTBACK LINE, A DISTANCE OF 52.31 FEET TO THE EASTERLY TERMINUS THEREOF, BEING A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 79,

THENCE NORTH 46°14'17" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 766.60 FEET;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 52°49'22" WEST, A DISTANCE OF 342.24 FEET;

THENCE SOUTH 47°01'44" WEST, A DISTANCE OF 167.48 FEET;

THENCE SOUTH 41°21'44" WEST, A DISTANCE OF 189.28 FEET;

THENCE SOUTH 57°03'10" WEST, A DISTANCE OF 88.63 FEET;

THENCE NORTH 39°32'33" WEST, A DISTANCE OF 116.57 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
04724-153F
SLOPE EASEMENT

THENCE NORTH 34°14'02" WEST, A DISTANCE OF 197.72 FEET TO THE NORTHERLY LINE OF SAID LOT 2 PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4907;

THENCE SOUTH 16°26'40" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 18.00 FEET RETURNING TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,127.89 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 58°31'33" WEST;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 09°47'45", AN ARC DISTANCE OF 192.84 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 130.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 48°43'48" EAST;

THENCE ALONG SAID REVERSE CURVE CONTINUING SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 18°40'53", AN ARC DISTANCE OF 42.39 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 67°24'41" WEST;

THENCE ALONG SAID REVERSE CURVE CONTINUING SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 19°53'54", AN ARC DISTANCE OF 62.51 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,438.66 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 47°30'47" WEST;

THENCE ALONG SAID COMPOUND CURVE CONTINUING SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 00°32'45", AN ARC DISTANCE OF 13.70 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 27,137 SQUARE FEET, OR 0.623 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 1.000099080 TO OBTAIN GROUND DISTANCE.

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

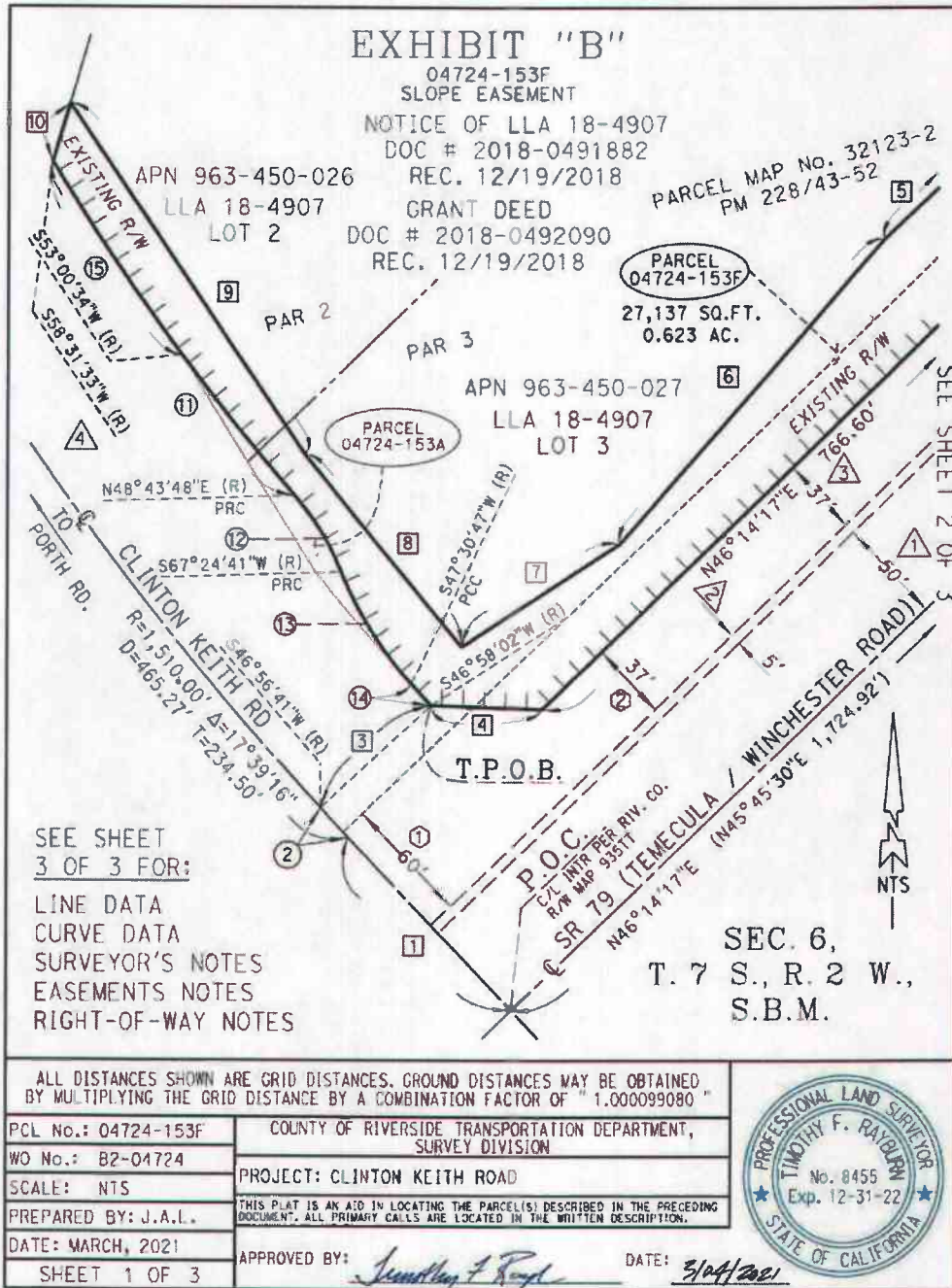
PREPARED UNDER MY SUPERVISION:

Timothy F. Rayburn
TIMOTHY F. RAYBURN, P.L.S. 8455

3/04/2021
DATED:



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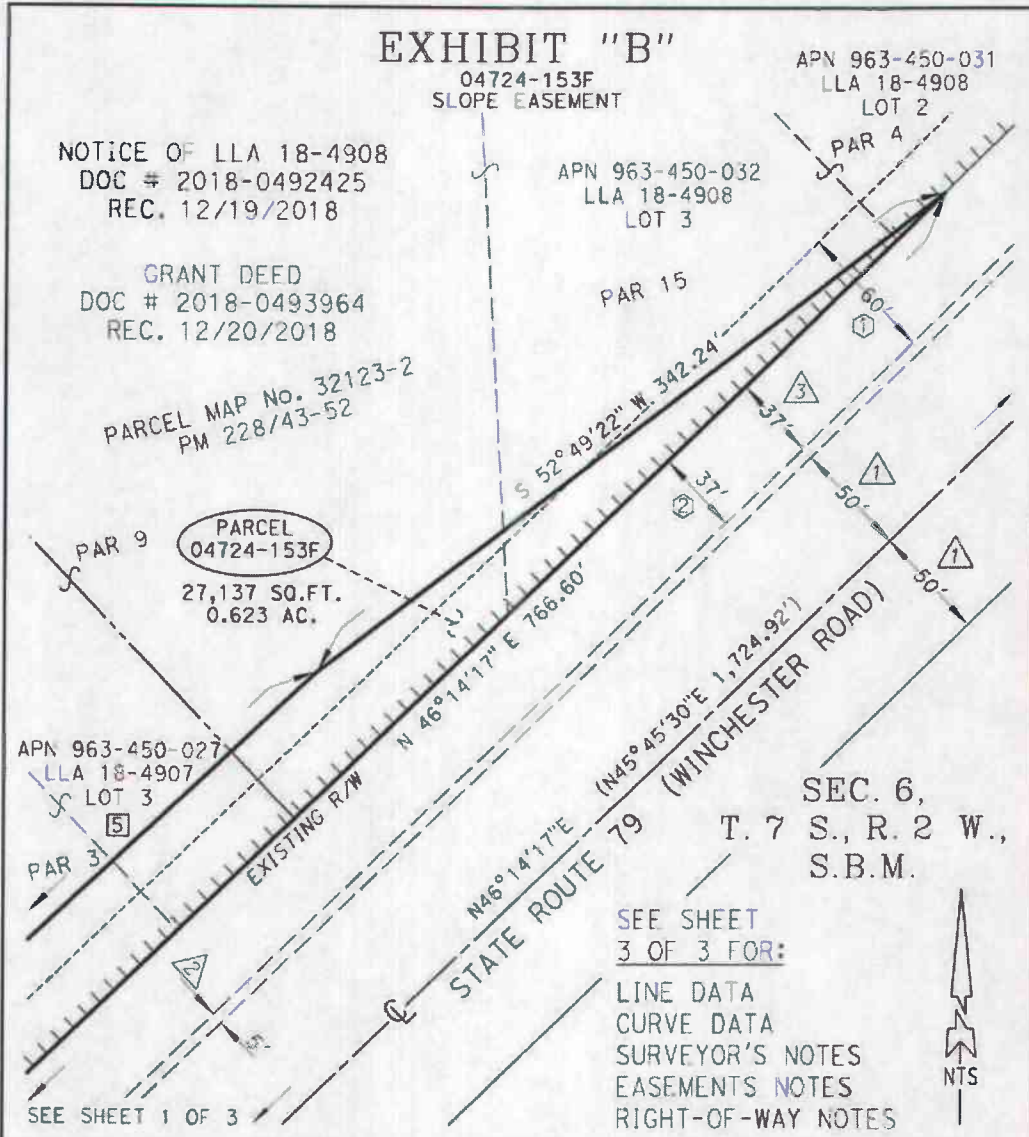


ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "

PCL No.: 04724-153F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: J.A.L.	APPROVED BY: <i>Timothy F. Raubum</i>
DATE: MARCH, 2021	DATE: 3/04/2021
SHEET 1 OF 3	



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ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "

PCL No.: 04724-153F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: J.A.L.	APPROVED BY: <i>Jonathan J. Reed</i>
DATE: MARCH, 2021	DATE: 3/04/2021
SHEET 2 OF 3	



EXHIBIT "B"

04724-153F
SLOPE EASEMENT

△ RIGHT-OF-WAY

- △ 100' RIV. CO. R/W (50' HALF-WIDTH) PER DEED TO THE COUNTY OF RIVERSIDE, REC 05/10/1949, IN O.R. BOOK 1075, PG. 17
- △ 5' RIV. CO. R/W PER PAR. 2 OF GRANT DEED INST. # 55807, REC 05-14-1975, OFFICIAL RECORDS
- △ 37' STATE OF CALIF. R/W PER PAR. 2 OF GRANT DEED DOC # 2008-0519579, REC 09-24-2008, OFFICIAL RECORDS
- △ VARIABLE WIDTH R/W "LOT A" PER DOC # 2009-0222461, REC 05/05/2009, OFFICIAL RECORDS

□ LINE DATA

- 1 N 43°45'43" W 111.63'
- 3 N 46°56'41" E 70.88'
- 4 S 88°07'54" E 52.31'
- 5 S 47°01'44" W 167.48'
- 6 S 41°21'44" W 189.28'
- 7 S 57°03'10" W 88.63'
- 8 N 39°32'33" W 116.57'
- 9 N 34°14'02" W 197.72'
- 10 S 16°26'40" W 18.00'

⊕ EASEMENT NOTES

- ⊕ A 60' EASEMENT IN FAVOR OF RAOUL MARQUIS, FOR ROAD AND UTILITIES PURPOSES, WITH THE RIGHT TO PIPE GAS, PER INST.# 12223, REC. 01/22/1981, OFFICIAL RECORDS
- ⊕ A 37' EASEMENT IN FAVOR OF EASTERN MUNICIPAL DISTRICT, FOR PIPELINES AND INCIDENTAL PURPOSES, PER INST.# 175696, REC. 05/13/1996, OFFICIAL RECORDS

○ CURVE DATA

- ② R=1,510.00' Δ=00°42'24" D=18.63' T=9.31'
- ③ R=180.00' Δ=19°53'54" D=62.51' T=31.57'
- ⑪ R=1,127.89' Δ=09°47'45" D=192.84' T=96.65'
- ⑫ R=130.00' Δ=18°40'53" D=42.39' T=21.38'
- ⑬ R=1,438.66' Δ=00°32'45" D=13.70' T=6.85'
- ⑮ R=1,127.89' Δ=05°30'59" D=108.60' T=54.34'

SURVEYOR'S NOTES

REFERENCE IS HEREBY MADE TO RIV. CO. RW MAP 935-TT
 (R)-INDICATED "RADIAL BEARING"
 PRC-INDICATED "POINT OF REVERSE CURVE"
 LLA-INDICATED "NOTICE OF LOT LINE ADJUSTMENT"
 ||||| EXIST. ACCESS CONTROL
 ||||| SUPERCEDED ACCESS CONTROL

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000099080"

PCL No.: 04724-153F	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: J.A.L.	
DATE: MARCH, 2021	
SHEET 3 OF 3	APPROVED BY: <i>Scottley J. Boyd</i> DATE: 3/10/2021



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4 **EXHIBIT "A"**
LEGAL DESCRIPTION
04724-153G
SLOPE EASEMENT

5 AN EASEMENT FOR SLOPE PURPOSES OVER A PORTION OF THAT CERTAIN PARCEL OF LAND
6 DESCRIBED AS "LOT 1" PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4907, BY
7 DOCUMENT NUMBER 2018-0491882, RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED IN
8 GRANT DEED, BY DOCUMENT NUMBER 2018-0492090, RECORDED DECEMBER 19, 2018, BOTH
9 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN
10 THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN
11 BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

12 **COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE HIGHWAY 79**
13 **(TEMECULA / WINCHESTER ROAD) (92.00 FOOT NORTHWESTERLY HALF-WIDTH) AND THE**
14 **SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF PARCEL 0472-029A, AS**
15 **DESCRIBED BY DOCUMENT NUMBER 2008-0577782, RECORDED OCTOBER 30, 2008, SAID**
16 **OFFICIAL RECORDS, SAID NORTHEASTERLY LINE AND SAID SOUTHEASTERLY**
17 **PROLONGATION THEREOF BEING THE CENTERLINE OF CLINTON KEITH ROAD (VARIABLE**
18 **WIDTH);**

19 **THENCE NORTH 43°45'43" WEST ALONG SAID CENTERLINE, A DISTANCE OF 111.63 FEET TO**
20 **THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF**
21 **1,510.00 FEET;**

22 **THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND SAID TANGENT CURVE THROUGH A**
23 **CENTRAL ANGLE OF 17°45'07", AN ARC DISTANCE OF 467.84 FEET TO A RADIAL LINE AS**
24 **PROJECTED TO AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLINTON**
25 **KEITH ROAD, AS SHOWN BY PARCEL MAP No. 32123-2 ON FILE IN BOOK 228 OF PARCEL MAPS,**
26 **PAGES 43 THROUGH 52, INCLUSIVE, SAID OFFICIAL RECORDS;**

27 **THENCE LEAVING SAID CENTERLINE AND SAID TANGENT CURVE, NORTH 63°59'24" EAST**
28 **ALONG SAID RADIAL LINE, A DISTANCE OF 66.87 FEET TO SAID ANGLE POINT IN THE**
29 **NORTHEASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD AND THE TRUE POINT OF**
30 **BEGINNING;**

31 **THENCE SOUTH 70°32'26" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A**
32 **DISTANCE OF 30.00 FEET;**

33 **THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 26°08'23" WEST, A**
34 **DISTANCE OF 140.98 FEET;**

35 **THENCE NORTH 15°07'31" WEST, A DISTANCE OF 106.61 FEET;**

36 **THENCE NORTH 11°13'07" WEST, A DISTANCE OF 59.03 FEET RETURNING TO SAID**
37 **NORTHEASTERLY RIGHT-OF-WAY LINE;**

38 **THENCE SOUTH 31°03'40" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A**
39 **DISTANCE OF 20.00 FEET TO AN ANGLE POINT THEREIN;**

40 **THENCE SOUTH 15°03'56" EAST, A DISTANCE OF 22.65 FEET, CONTINUING ALONG SAID**
41 **NORTHEASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;**

42 **THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE SOUTH 16°55'00"**
43 **EAST, A DISTANCE OF 46.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE**
44 **EASTERLY, HAVING A RADIUS OF 1,150.00 FEET;**

45 **THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF**
46 **04°58'18", AN ARC DISTANCE OF 99.79 FEET TO THE BEGINNING OF A REVERSE CURVE**

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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153G
SLOPE EASEMENT

CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 68°06'42" EAST;

THENCE SOUTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 11°30'40", AN ARC DISTANCE OF 50.23 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 79°37'22" WEST;

THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 15°36'21", AN ARC DISTANCE OF 54.47 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3,098 SQUARE FEET, OR 0.071 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 1.000099080 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455

3/04/2021
DATED:



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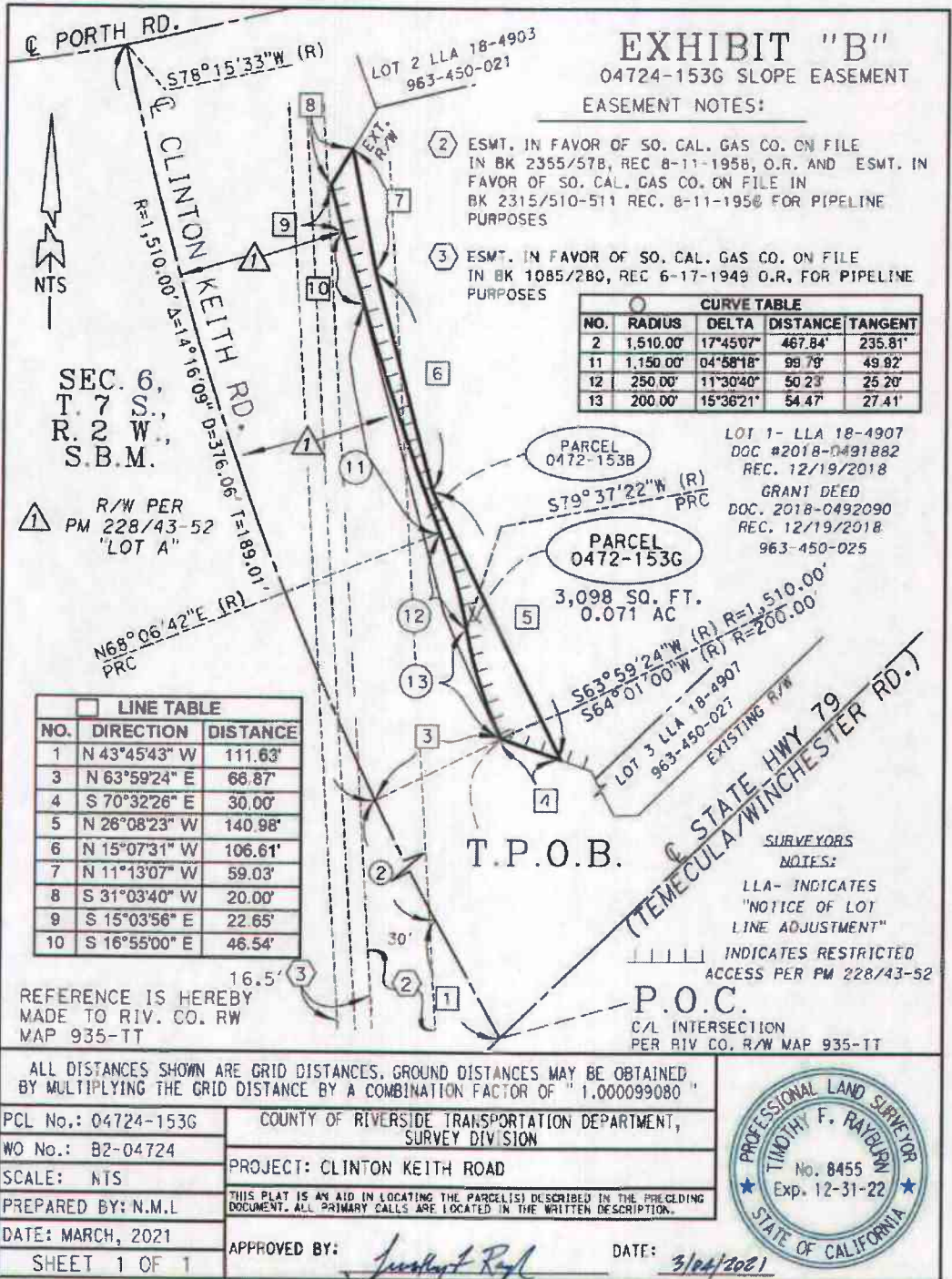


EXHIBIT "A"
LEGAL DESCRIPTION
04724-153H
SLOPE EASEMENT

THENCE SOUTH 03°23'35" EAST, A DISTANCE OF 62.49 FEET, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE SOUTH 13°56'19" WEST, A DISTANCE OF 16.40 FEET, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,433.86 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 85°39'00" WEST;

COURSE "A"

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 05°12'32", AN ARC DISTANCE OF 130.36 FEET, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE SOUTH 56°15'07" EAST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.32 FEET;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 17°48'16" EAST, A DISTANCE OF 15.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,411.86 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 80°26'28" WEST, BEING CONCENTRIC WITH AND DISTANT 22.00 FEET EASTERLY OF, AS MEASURED RADIALLY TO, HEREINABOVE DESCRIBED COURSE "A";

THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 04°08'34", AN ARC DISTANCE OF 101.26 FEET;

THENCE NON-TANGENT FROM SAID CONCENTRIC CURVE, NORTH 06°56'21" EAST, A DISTANCE OF 49.24 FEET;

THENCE NORTH 03°23'34" WEST, A DISTANCE OF 175.00 FEET;

THENCE NORTH 13°00'17" WEST, A DISTANCE OF 40.67 FEET TO THE NORTHERLY LINE OF SAID "LOT 4";

THENCE SOUTH 73°19'04" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 31.63 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 9,190 SQUARE FEET, OR 0.211 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 1.000099080 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455

3/14/2001
DATED:



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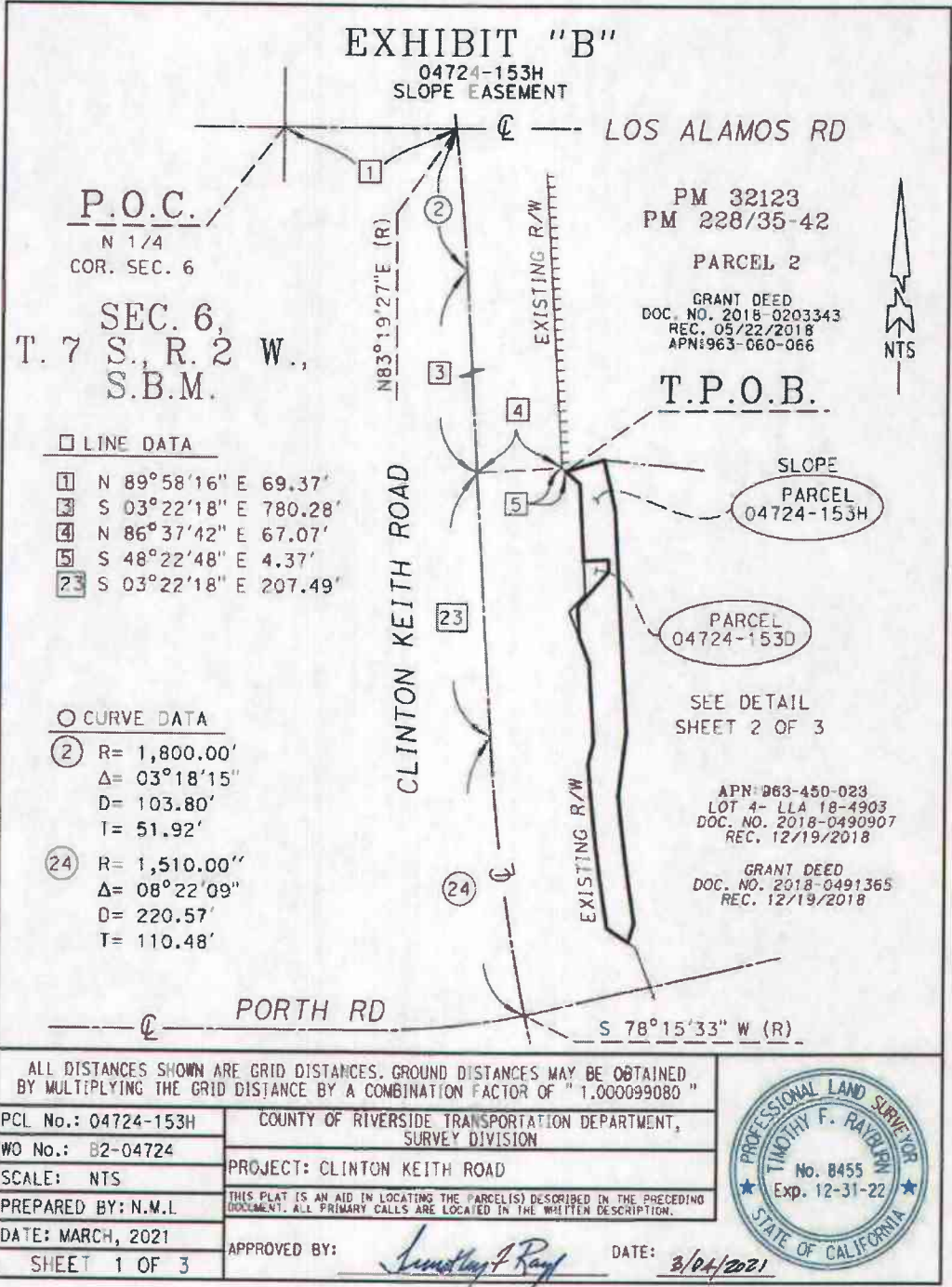
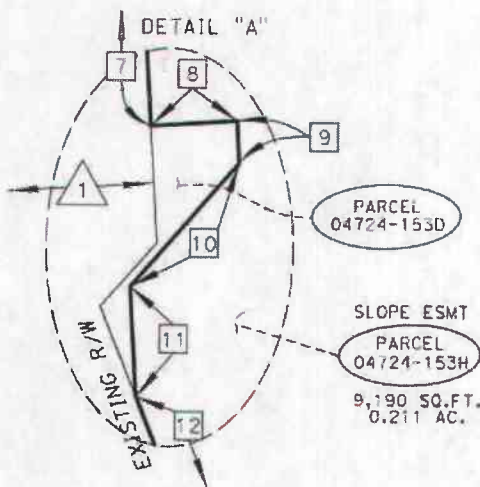


EXHIBIT "B"

04724-153H
SLOPE EASEMENT



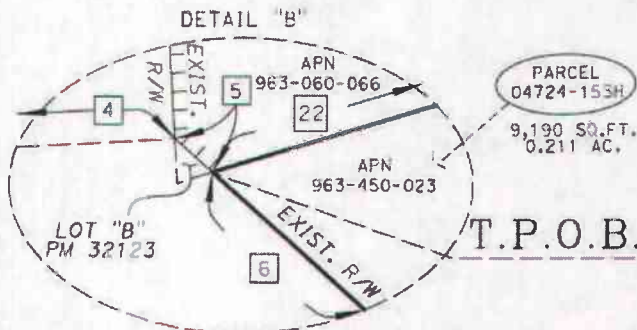
EASEMENT NOTES:

- ② ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 2355/578, O.R., REC 8-11-1958 AND ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 2315/510-511 O.R., REC. 8-11-1958 FOR PIPELINE PURPOSES
- ③ ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 1085/280, O.R., REC 6-17-1949 FOR PIPELINE PURPOSES

NO.	DIRECTION	DISTANCE
6	S 48°22'48" E	14.96'
7	S 03°23'34" E	60.34'
8	N 86°46'18" E	19.50'
9	S 03°23'34" E	9.35'
10	S 41°38'27" W	36.75'
11	S 03°23'34" E	24.57'
12	S 21°48'09" E	21.67'
13	S 03°23'35" E	62.49'
14	S 13°56'19" W	16.40'
16	S 56°15'07" E	20.32'
17	N 17°48'16" E	15.69'
19	N 06°56'21" E	49.24'
20	N 03°23'34" W	175.00'
21	N 13°00'17" W	40.67'
22	S 73°19'04" W	31.63'

NO.	RADIUS	DELTA	DISTANCE	TANGENT
15	1,433.86'	05°12'32"	130.36'	65.22'
18	1,411.86'	04°06'34"	101.26'	50.65'

COURSE "A"



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000099080"

PCL No.: 04724-153H	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: N.M.L.	APPROVED BY: <i>Justin Ray</i>
DATE: MARCH, 2021	DATE: 3/04/2021
SHEET 3 OF 3	



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EXHIBIT "A"
LEGAL DESCRIPTION
04724-1630

THAT PORTION OF LAND LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 79 (TEMECULA / WINCHESTER ROAD) (55.00 FOOT NORTHWESTERLY HALF-WIDTH) AS SHOWN BY PARCEL MAP 6026, ON FILE IN BOOK 18 OF PARCEL MAPS, PAGE 17, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY CALIFORNIA, LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT "A" AS SHOWN BY PARCEL MAP No. 32123-1 ON FILE IN BOOK 221 OF PARCEL MAPS, PAGES 69 THROUGH 72, INCLUSIVE, SAID OFFICIAL RECORDS, LYING WESTERLY OF THE CENTERLINE OF CLINTON KEITH ROAD (VARIABLE EASTERLY HALF-WIDTH) AS SHOWN BY SAID PARCEL MAP, AND LYING EASTERLY OF THE EASTERLY LINE OF PARCEL 0472-029A AS DESCRIBED BY GRANT DEED RECORDED OCTOBER 30, 2008, AS DOCUMENT NUMBER 2008-057782, SAID OFFICIAL RECORDS, SAID EASTERLY LINE OF PARCEL 0472-029A AND THE SOUTHEASTERLY PROLONGATION THEREOF, BEING THE CENTERLINE OF CLINTON KEITH ROAD (VARIABLE WESTERLY HALF-WIDTH) AS SHOWN BY RIVERSIDE COUNTY RIGHT-OF-WAY MAP 935-TT, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SAID STATE HIGHWAY 79 (TEMECULA / WINCHESTER ROAD) AND SAID CENTERLINE OF CLINTON KEITH ROAD AS SHOWN BY SAID RIGHT-OF-WAY MAP 935-TT;

THENCE NORTH 43°45'43" WEST ALONG SAID CENTERLINE OF CLINTON KEITH ROAD, A DISTANCE OF 55.00 FEET TO THE TO THE MOST-EASTERLY CORNER OF SAID PARCEL 0472-029A, BEING A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 79 AND THE TRUE POINT OF BEGINNING;

THENCE THE FOLLOWING TWO (2) COURSE ALONG SAID EASTERLY LINE OF PARCEL 0472-029A AND SAID CENTERLINE CLINTON KEITH ROAD, AS SHOWN BY RIGHT-OF-WAY MAP 935-TT;

- 1) CONTINUING NORTH 43°45'43" WEST, A DISTANCE OF 56.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,510.00 FEET;
- 2) NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 34°29'15", AN ARC DISTANCE OF 908.90 FEET TO SAID WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT "A";

THENCE NORTH 80°43'47" EAST ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 0.10 FEET TO THE WESTERLY-MOST CORNER OF SAID LOT "A", BEING A POINT ON SAID CENTERLINE OF CLINTON KEITH ROAD, AS SHOWN BY PARCEL MAP No. 32123-1, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,509.85 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 80°43'47" WEST;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID CENTERLINE OF CLINTON KEITH ROAD, AS SHOWN BY PARCEL MAP No. 32123-1;

- 1) SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 34°29'25", AN ARC DISTANCE OF 908.88;
- 2) SOUTH 43°45'38" EAST, A DISTANCE OF 56.60 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 79 (WINCHESTER-TEMECULA ROAD);

THENCE SOUTH 46°14'17" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 0.04 FEET TO THE TRUE POINT OF BEGINNING.

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**EXHIBIT "A"
LEGAL DESCRIPTION
04724-1530**

CONTAINING 69 SQUARE FEET, OR 0.002 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 1.000099080 TO OBTAIN GROUND DISTANCE.

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

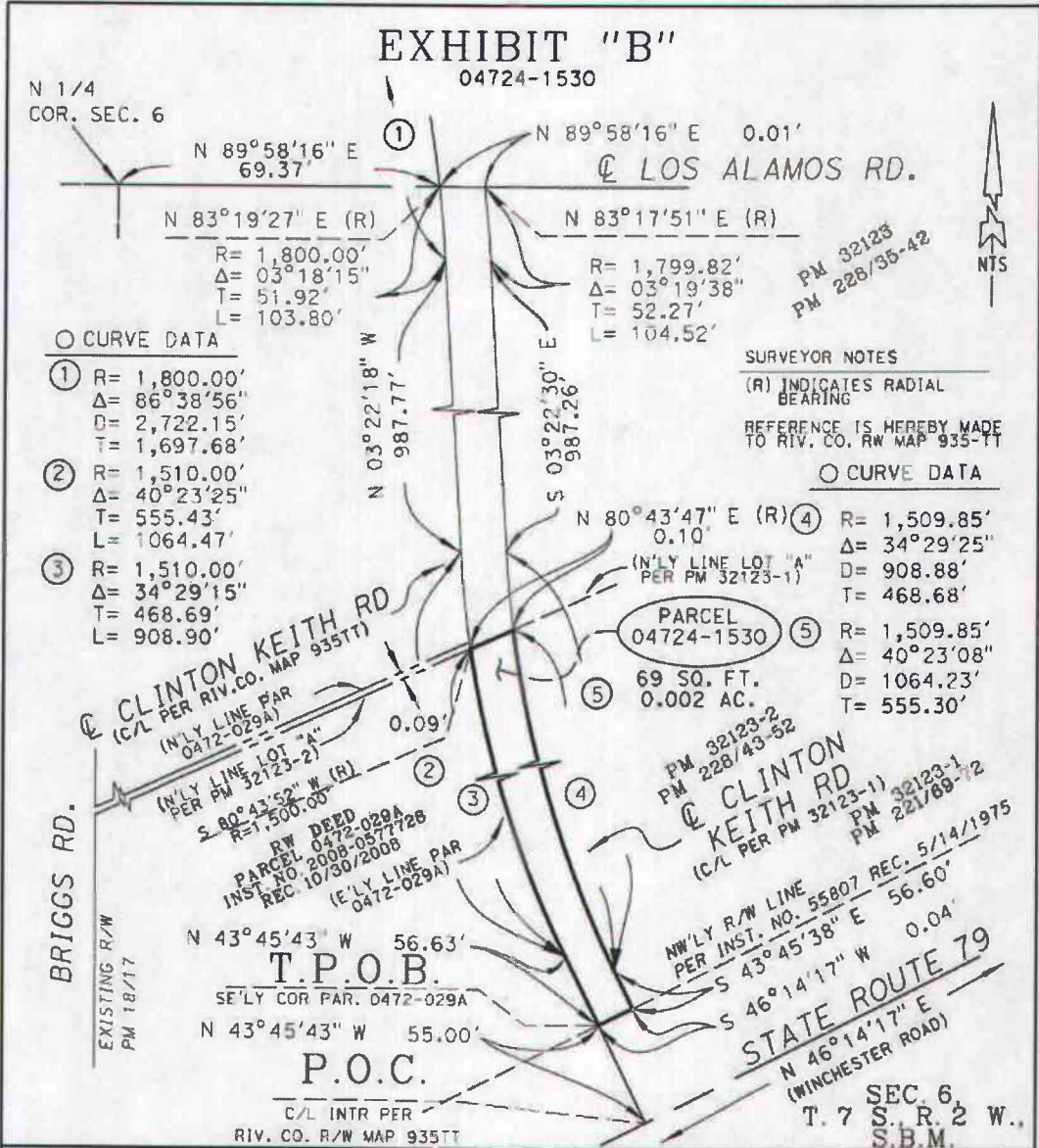
PREPARED UNDER MY SUPERVISION:

Timothy F. Rayburn
TIMOTHY F. RAYBURN, P.L.S. 8455

3/04/2021
DATED:



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ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "

PCL No.: 04724-1530	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: H.FINN	APPROVED BY: <i>Timothy F. Raylen</i>
DATE: MARCH, 2021	DATE: 3/04/2021
SHEET 1 OF 1	



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4 **EXHIBIT "A"**
5 **LEGAL DESCRIPTION**
6 **04724-153J**
7 **TEMPORARY CONSTRUCTION EASEMENT**

8 AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES LYING WITHIN A PORTION OF
9 THOSE CERTAIN PARCELS OF LAND DESCRIBED AS "LOT 2" AND "LOT 3" PURSUANT TO NOTICE
10 OF LOT LINE ADJUSTMENT NUMBER 18-4907, BY DOCUMENT NUMBER, 2018-0491882
11 RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED BY GRANT DEED, BY DOCUMENT
12 NUMBER 2018-0492090, RECORDED DECEMBER 19, 2018, AND "LOT 2" AND "LOT 3" PURSUANT
13 TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4908, BY DOCUMENT NUMBER 2018-
14 0492425, RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED BY GRANT DEED, BY
15 DOCUMENT NUMBER 2018-0493964, RECORDED DECEMBER 20, 2018, ALL OFFICIAL RECORDS
16 OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST
17 ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO
18 MERIDIAN, DESCRIBED AS FOLLOWS:

19 **COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE HIGHWAY 79**
20 **(TEMECULA / WINCHESTER ROAD) (92.00 FOOT NORTHWESTERLY HALF-WIDTH), AND THE**
21 **SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF PARCEL 0472-029A, AS**
22 **DESCRIBED BY DOCUMENT NUMBER 2008-0577782, RECORDED OCTOBER 30, 2008, SAID**
23 **OFFICIAL RECORDS. SAID NORTHEASTERLY LINE AND SAID SOUTHEASTERLY**
24 **PROLONGATION THEREOF BEING THE CENTERLINE OF CLINTON KEITH ROAD (VARIABLE**
25 **WIDTH);**

26 **TENCE NORTH 46°14'17" EAST ALONG SAID CENTERLINE OF STATE HIGHWAY 79, A DISTANCE**
27 **OF 958.38 FEET;**

28 **TENCE LEAVING SAID CENTERLINE AT RIGHT ANGLES, NORTH 43°45'43" WEST, A DISTANCE**
29 **OF 91.99 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE**
30 **HIGHWAY 79, BEING THE TRUE POINT OF BEGINNING;**

31 **TENCE SOUTH 46°14'17" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A**
32 **DISTANCE OF 84.21 FEET;**

33 **TENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 52°49'22" WEST, A**
34 **DISTANCE OF 342.24 FEET;**

35 **TENCE SOUTH 47°01'44" WEST, A DISTANCE OF 167.48 FEET;**

36 **TENCE SOUTH 41°21'44" WEST, A DISTANCE OF 189.28 FEET;**

37 **TENCE SOUTH 57°03'10" WEST, A DISTANCE OF 88.63 FEET;**

38 **TENCE NORTH 39°32'33" WEST, A DISTANCE OF 116.57 FEET;**

39 **TENCE NORTH 34°14'02" WEST, A DISTANCE OF 197.72 FEET TO THE NORTHERLY LINE OF**
40 **SAID "LOT 2" PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4907;**

41 **TENCE NORTH 16°26'40" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 19.39 FEET;**

42 **TENCE SOUTH 34°14'02" EAST, A DISTANCE OF 209.32 FEET;**

43 **TENCE SOUTH 39°32'33" EAST, A DISTANCE OF 102.51 FEET;**

44 **TENCE NORTH 57°03'10" EAST, A DISTANCE OF 73.19 FEET;**

45 **TENCE NORTH 41°21'44" EAST, A DISTANCE OF 167.96 FEET;**

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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153J
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 47°01'44" EAST, A DISTANCE OF 168.98 FEET;
THENCE NORTH 52°49'22" EAST, A DISTANCE OF 426.04 FEET;
THENCE SOUTH 43°45'43" EAST, A DISTANCE OF 5.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 17,251 SQUARE FEET, OR 0.396 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 1.000099080 TO OBTAIN GROUND DISTANCE.

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

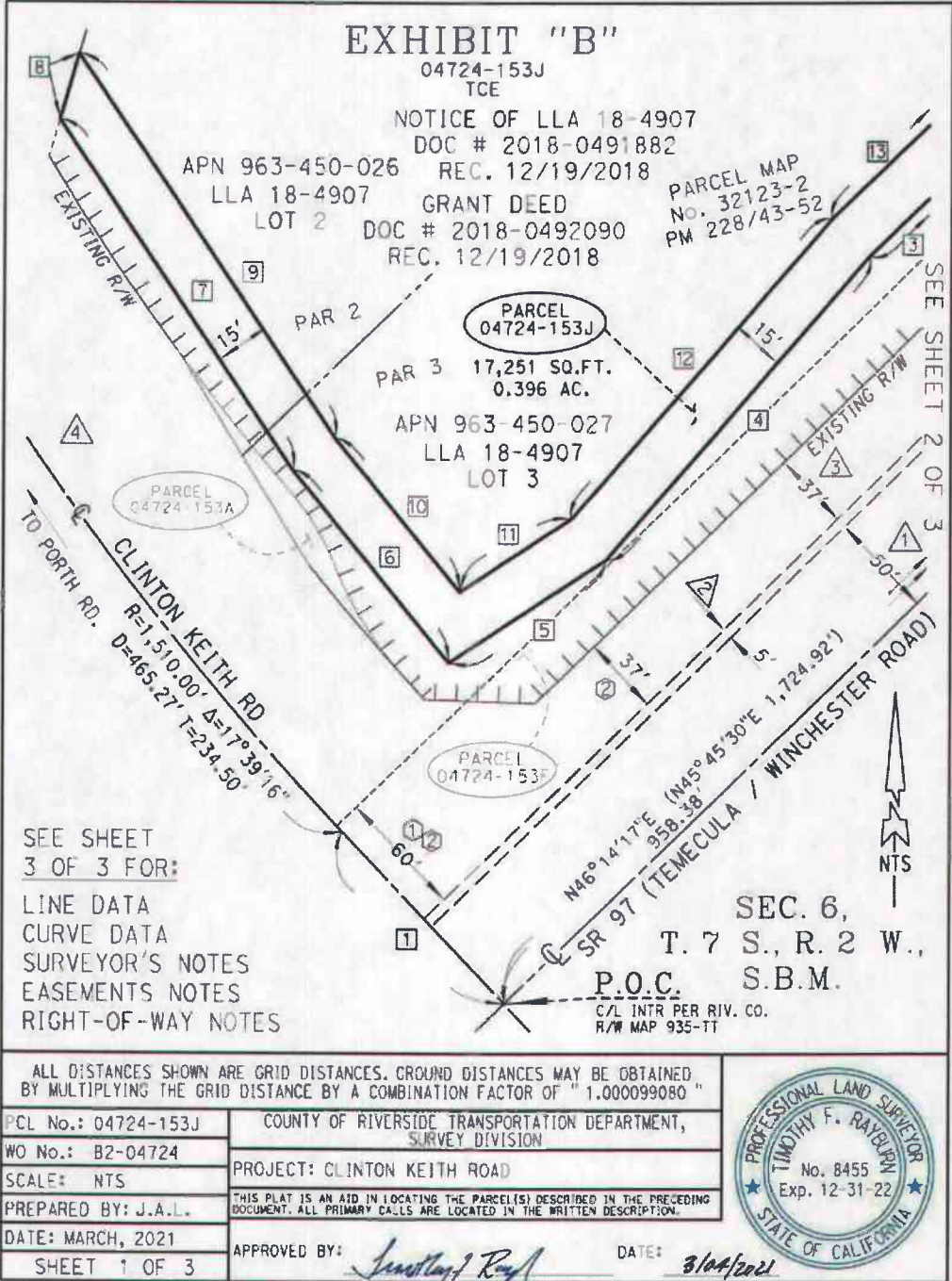
PREPARED UNDER MY SUPERVISION:

Timothy F. Rayburn
TIMOTHY F. RAYBURN, P.L.S. 8455

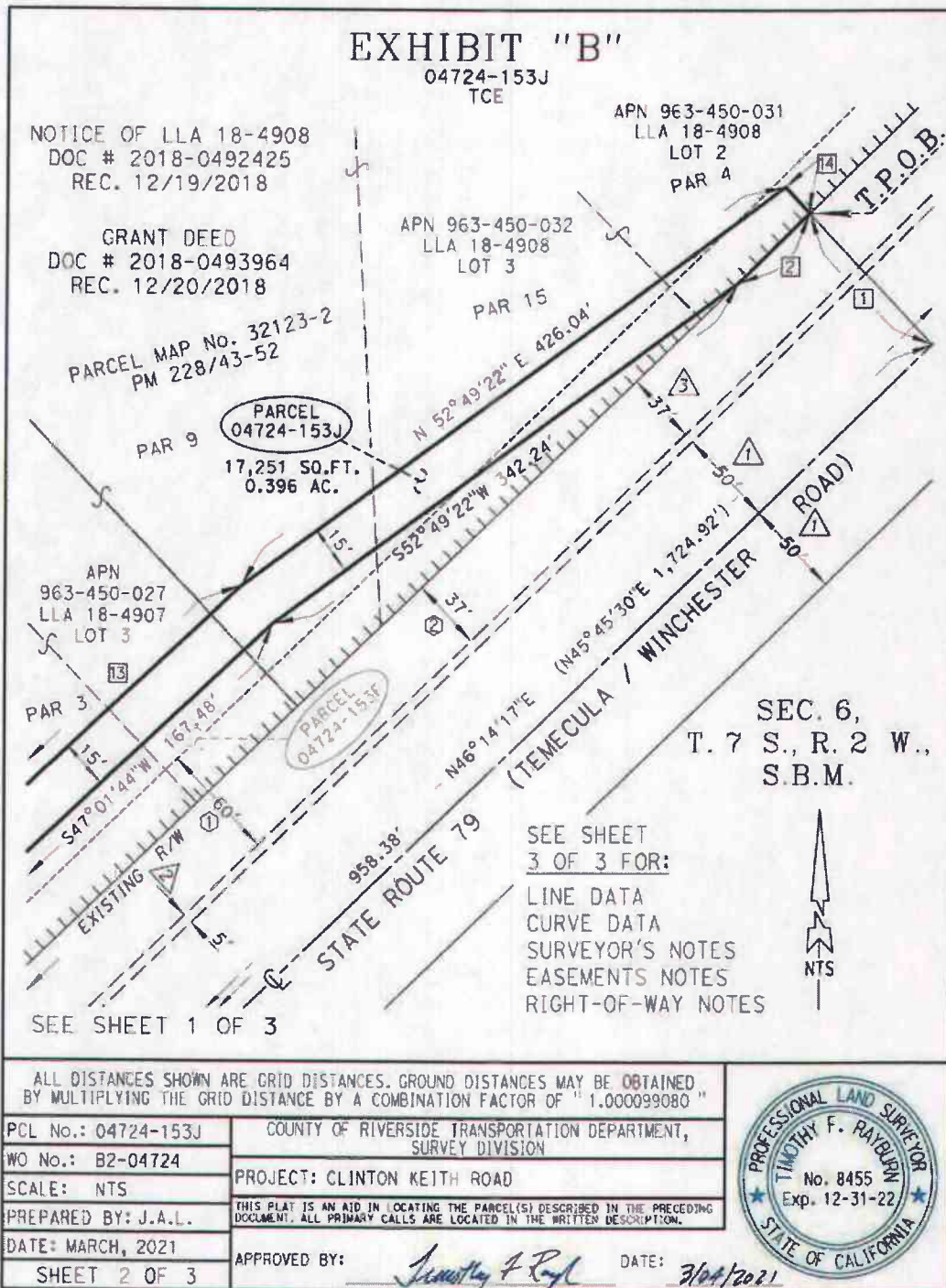
DATED: 3/04/2021



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ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000099080"

PCL No.: 04724-153J	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: J.A.L.	
DATE: MARCH, 2021	
SHEET 2 OF 3	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/01/2021



EXHIBIT "B"

04724-153J
TCE

△ RIGHT-OF-WAY

- ① 100' RIV. CO. R/W (50' HALF-WIDTH) PER DEED TO THE COUNTY OF RIVERSIDE, REC 05/10/1949, IN O.R. BOOK 1075, PG. 17
- ② 5' RIV. CO. R/W PER PAR. 2 OF GRANT DEED INST. # 55807, REC 05-14-1975, OFFICIAL RECORDS
- ③ 37' STATE OF CALIF. R/W PER PAR. 2 OF GRANT DEED DOC # 2008-0519579, REC 09-24-2008, OFFICIAL RECORDS
- ④ VARIABLE WIDTH R/W "LOT A" PER DOC # 2009-0222461, REC 05/05/2009, OFFICIAL RECORDS

◇ EASEMENT NOTES

- ① A 60' EASEMENT IN FAVOR OF RAOUL MARQUIS, FOR ROAD AND UTILITIES PURPOSES, WITH THE RIGHT TO PIPE GAS, PER INST.# 12223, REC. 01/22/1981, OFFICIAL RECORDS
- ② A 37' EASEMENT IN FAVOR OF EASTERN MUNICIPAL DISTRICT, FOR PIPELINES AND INCIDENTAL PURPOSES, PER INST.# 175696, REC. 05/13/1996, OFFICIAL RECORDS

□ LINE DATA

- ① N 43°45'43" W 91.99'
- ② S 46°14'17" W 84.21'
- ③ S 47°01'44" W 167.48'
- ④ S 41°21'44" W 189.28'
- ⑤ S 57°03'10" W 88.63'
- ⑥ N 39°32'33" W 116.57'
- ⑦ N 34°14'02" W 197.72'
- ⑧ N 16°26'40" E 19.39'
- ⑨ S 34°14'02" E 209.32'
- ⑩ S 39°32'33" E 102.51'
- ⑪ N 57°03'10" E 73.19'
- ⑫ N 41°21'44" E 187.96'
- ⑬ N 47°01'44" E 168.98'
- ⑭ S 43°45'43" E 5.38'

SURVEYOR'S NOTES

REFERENCE IS HEREBY MADE TO RIV. CO. RW MAP 935-TT
 (R)-INDICATED "RADIAL BEARING"
 PRC-INDICATED "POINT OF REVERSE CURVE"
 LLA-INDICATED "NOTICE OF LOT LINE ADJUSTMENT"
 LLLLLLLLLL EXIST. ACCESS CONTROL

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "

PCL No.: 04724-153J	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: J.A.L.	
DATE: MARCH, 2021	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/04/2021
SHEET 3 OF 3	



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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153K
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 46°01'50" WEST, A DISTANCE OF 20.00 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE NORTH 27°01'59" WEST, A DISTANCE OF 8.39 FEET, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 70°32'26" WEST, A DISTANCE OF 15.39 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 4,790 SQUARE FEET, OR 0.110 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 1.000099080 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:

Timothy F. Rayburn
TIMOTHY F. RAYBURN, P.L.S. 8455

DATED: 3/04/2021



EXHIBIT "B"

04724-153K
TCE

EASEMENT NOTES:

- ② ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 2355/578, REC 8-11-1958 O.R. AND ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 2315/510-511 REC. 8-11-1958 FOR PIPELINE PURPOSES
- ③ ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 1085/280, O.R., REC 6-17-1949 FOR PIPELINE PURPOSES

CURVE TABLE			
NO.	RADIUS	DELTA	DISTANCE TANGENT
2	1,510.00'	17°45'07"	467.84' 235.81'

LOT 1-LLA 18-4907
DOC #2018-0491882
REC. 12/19/2018

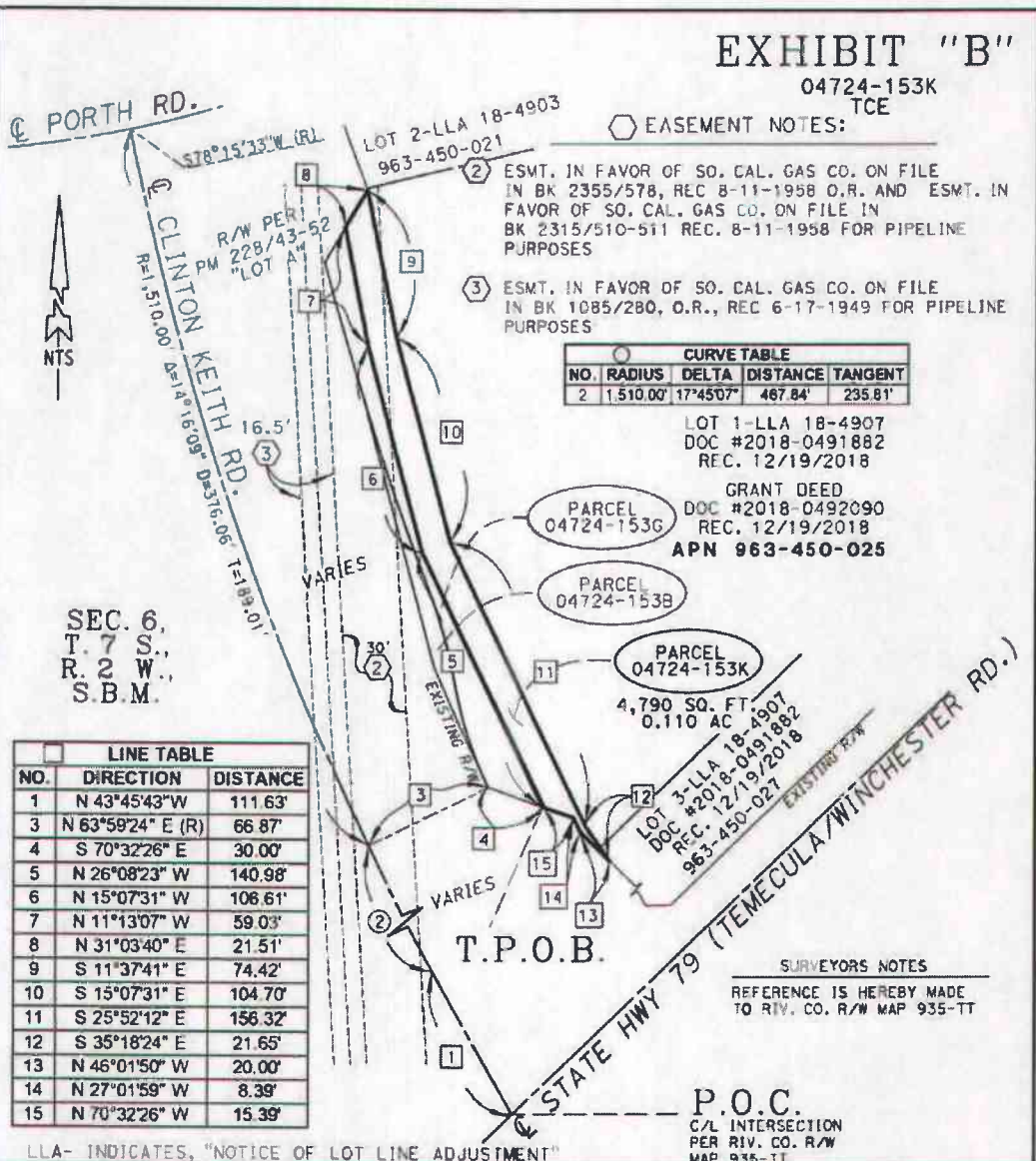
GRANT DEED
DOC #2018-0492090
REC. 12/19/2018
APN 963-450-025

PARCEL 04724-153C

PARCEL 04724-153B

PARCEL 04724-153K

4,790 SQ. FT.
0.110 AC
LOT 3-LLA 18-4907
DOC #2018-0491882
REC. 12/19/2018
963-450-027



SEC. 6,
T. 7 S.,
R. 2 W.,
S.B.M.

LINE TABLE		
NO.	DIRECTION	DISTANCE
1	N 43°45'43" W	111.63'
3	N 63°59'24" E (R)	66.87'
4	S 70°32'26" E	30.00'
5	N 26°08'23" W	140.98'
6	N 15°07'31" W	106.61'
7	N 11°13'07" W	59.03'
8	N 31°03'40" E	21.51'
9	S 11°37'41" E	74.42'
10	S 15°07'31" E	104.70'
11	S 25°52'12" E	156.32'
12	S 35°18'24" E	21.65'
13	N 46°01'50" W	20.00'
14	N 27°01'59" W	8.39'
15	N 70°32'26" W	15.39'

SURVEYORS NOTES

REFERENCE IS HEREBY MADE TO RIV. CO. R/W MAP 935-TT

P.O.C.
C/L INTERSECTION
PER RIV. CO. R/W
MAP 935-TT

LLA- INDICATES, "NOTICE OF LOT LINE ADJUSTMENT"

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000099080"

PCL No.: 04724-153K	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
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: N.M.L.	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: MARCH, 2021	DATE: 3/04/2021
SHEET 1 OF 1	



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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153L
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES OVER A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "LOT 4" PURSUANT TO NOTICE OF LOT LINE ADJUSTMENT NUMBER 18-4903, BY DOCUMENT NUMBER 2018-0490907, RECORDED DECEMBER 19, 2018, FURTHER DESCRIBED BY GRANT DEED, BY DOCUMENT NUMBER 2018-0491365, RECORDED DECEMBER 19, 2018, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6, BEING THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER, AS SHOWN BY PARCEL MAP 32123, ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 35 THROUGH 42, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE NORTH 89°58'18" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 69.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,800.00 FEET AND AN INITIAL RADIAL BEARING OF NORTH 83°19'27" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°18'15", AN ARC DISTANCE OF 103.80 FEET;

THENCE SOUTH 03°22'18" EAST, A DISTANCE OF 780.28 FEET;

THENCE AT RIGHT ANGLES FROM LAST SAID COURSE, NORTH 86°37'42" EAST, A DISTANCE OF 67.07 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD (VARIABLE EASTERLY HALF-WIDTH), BEING THE MOST-NORTHERLY CORNER OF LOT "B", AS SHOWN BY SAID PARCEL MAP;

THENCE SOUTH 48°22'48" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.37 FEET TO THE MOST-SOUTHERLY CORNER OF SAID LOT "B", ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID "LOT 4";

THENCE NORTH 73°19'04" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 31.63 FEET TO AN ANGLE POINT THEREIN, BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 84°32'55" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 15.81 FEET;

THENCE LEAVING SAID NORTHERLY LINE, SOUTH 13°00'17" EAST, A DISTANCE OF 36.93 FEET;

THENCE SOUTH 03°23'34" EAST, A DISTANCE OF 177.62 FEET;

THENCE SOUTH 06°56'21" WEST, A DISTANCE OF 48.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,396.86 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 84°29'02" WEST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°02'34", AN ARC DISTANCE OF 98.56 FEET;

THENCE NON-TANGENT FROM LAST SAID CURVE, SOUTH 27°14'53" WEST, A DISTANCE OF 23.08 FEET;

THENCE SOUTH 68°57'33" WEST, A DISTANCE OF 3.00 FEET TO AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD AS SHOWN BY PARCEL MAP

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EXHIBIT "A"
LEGAL DESCRIPTION
04724-153L
TEMPORARY CONSTRUCTION EASEMENT

32123-2, ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 43 THROUGH 52, INCLUSIVE, SAID OFFICIAL RECORDS;

THENCE NORTH 56°15'07" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,411.86 FEET AND AN INITIAL RADIAL BEARING OF SOUTH 80°26'28" WEST;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 04°06'34", AN ARC DISTANCE OF 101.26 FEET;

THENCE NON-TANGENT FROM LAST SAID CURVE, NORTH 06°56'21" EAST, A DISTANCE OF 49.24 FEET;

THENCE NORTH 03°23'34" WEST, A DISTANCE OF 175.00 FEET;

THENCE NORTH 13°00'17" WEST, A DISTANCE OF 40.67 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5,684 SQUARE FEET, OR 0.130 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 1.000099080 TO OBTAIN GROUND DISTANCE.

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

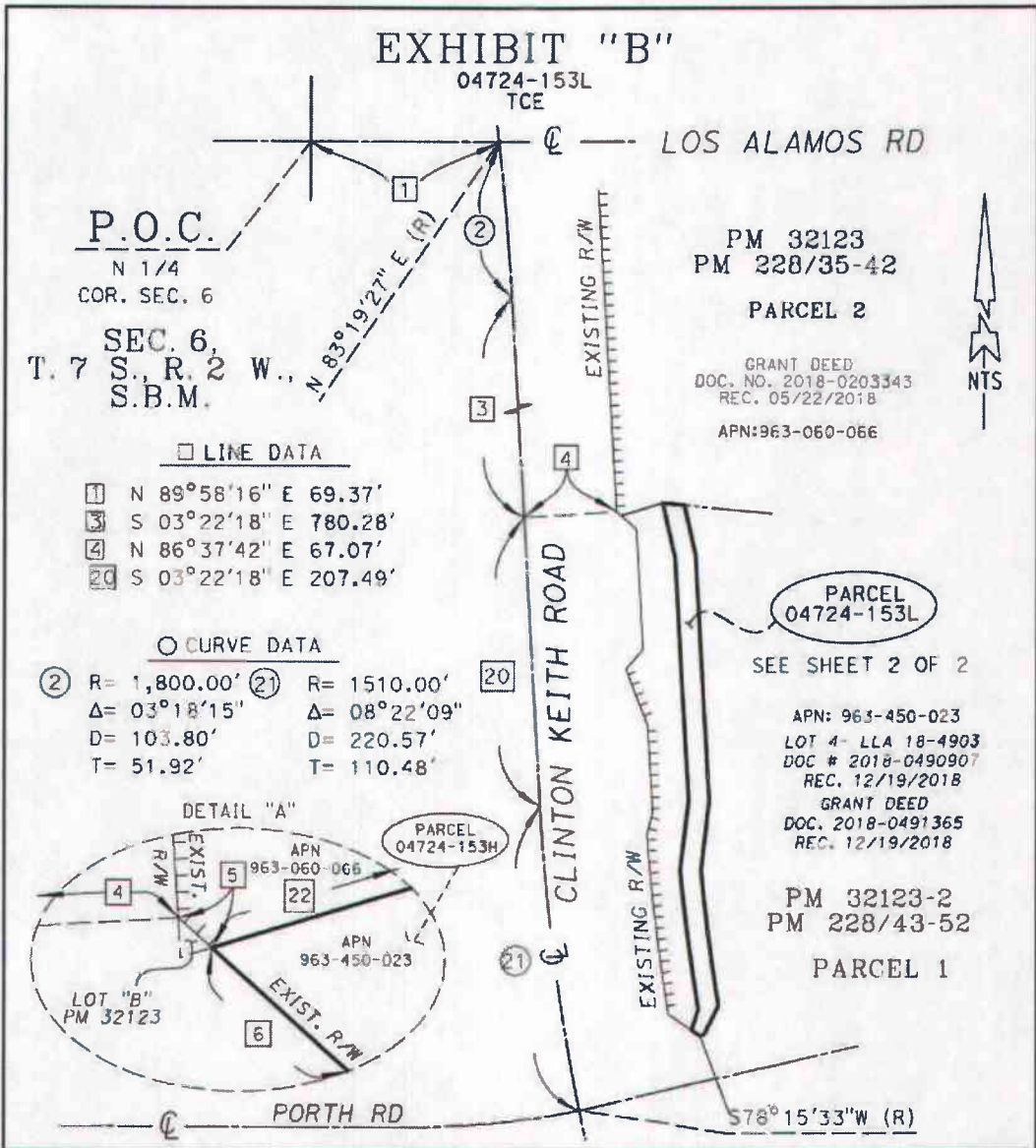
PREPARED UNDER MY SUPERVISION:


TIMOTHY F. RAYBURN, P.L.S. 8455

DATED: 3/04/2021



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ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF "1.000099080"

PCL No.: 04724-153L	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: N.M.L	APPROVED BY: <i>Justin F. Rayburn</i> DATE: 3/04/2021
DATE: MARCH, 2021	
SHEET 1 OF 2	



EXHIBIT "B"

04724-153L

EASEMENT NOTES:

- ② ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 2355/578, REC 8-11-1958 AND ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 2315/510-511 REC. 8-11-1958 FOR PIPELINE PURPOSES
- ③ ESMT. IN FAVOR OF SO. CAL. GAS CO. ON FILE IN BK 1085/280, REC 6-17-1949 FOR PIPELINE PURPOSES



CLINTON KEITH RD



SEC. 6,
T. 7 S., R. 2 W.,
S.B.M.

PM 32123
PM 228/35-42

PARCEL 2

GRANT DEED
DOC. NO. 2018-0203343
REC. 05/22/2018

APN: 963-060-066

CURVE TABLE			
NO.	RADIUS	DELTA	TANGENT
2	1,800.00'	03°18'15"	103.80'
11	1,396.88'	04°02'34"	98.56'
16	1,411.88'	04°06'34"	101.26'

PARCEL
04724-153L

5,684 SQ.FT.
0.130 AC.

LINE TABLE		
NO.	DIRECTION	DISTANCE
1	N 89°58'16" E	69.37'
3	S 03°22'18" E	780.28'
4	N 66°37'42" E	67.07'
5	S 48°22'48" E	4.37'
6	N 73°19'04" E	31.63'
7	S 84°32'55" E	15.81'
8	S 13°00'17" E	36.83'
9	S 03°23'34" E	177.62'
10	S 06°56'21" W	48.97'
12	S 27°14'53" W	23.08'
13	S 68°57'33" W	3.00'
14	N 56°15'07" E	7.48'
15	N 17°48'16" E	15.69'
17	N 06°56'21" E	49.24'
18	N 03°23'34" W	175.00'
19	N 13°00'17" W	40.67'

PARCEL
04724-153D

APN: 963-450-023
LOT 4- LLA 18-4903
DOC # 2018-0490907
REC. 12/19/2018

GRANT DEED
DOC. 2018-0491365
REC. 12/19/2018

PARCEL
04724-153H

PM 32123-2
PM 228/43-52
PARCEL 1

APN: 963-450-023
LOT 4- LLA 18-4903
DOC # 2018-0490907
REC. 12/19/2018
GRANT DEED
DOC. 2018-0491365
REC. 12/19/2018

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF " 1.000099080 "

PCL No.: 04724-153L	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: N.M.L.	
DATE: MARCH, 2021	APPROVED BY: <i>Timothy F. Rayburn</i> DATE: <i>3/04/2021</i>
SHEET 2 OF 2	

