

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



ITEM: 3.5
(ID # 18133)

MEETING DATE:

Tuesday, March 29, 2022

FROM : FACILITIES MANAGEMENT AND TRANSPORTATION AND LAND
MANAGEMENT AGENCY :

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Adoption of Resolution No. 2022-052, Declaration of Exempt Surplus Real Property and Notice of Intention to Convey Fee Simple Interest in Real Property in the Unincorporated Area of Corona, County of Riverside, California, located on Temescal Canyon Road near Indian Truck Trail by Quitclaim Deed to the Speedway Development, LLC, District 1. [\$0 - Sale Proceeds 100%] (Clerk of the Board to give notice)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2022-052, Declaration of Exempt Surplus Real Property and Notice of Intention to Convey Fee Simple Interest in Real Property located in the Unincorporated Area of Corona, County of Riverside, California, located on Temescal Canyon Road near Indian Truck Trail to the Speedway Development, LLC by Quitclaim Deed; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6063.

ACTION:Policy, 4/5 Vote Required


Rose Salgado, Director of Facilities Management 3/7/2022

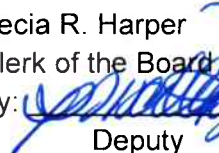

Mark Lancaster, Director of Transportation 3/15/2022


Aaron Gettis, Deputy County Counsel 3/16/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public meeting on or after May 10, 2022, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 29, 2022
xc: FM-RE, TLMA, COB

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: Sale Proceeds – 100%			Budget Adjustment:	No
			For Fiscal Year:	2021/22

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

A portion of Temescal Canyon Road was relinquished to the County of Riverside by the State of California on March 12, 1980. A portion of relinquished Temescal Canyon Road was deemed excess right-of-way and was summarily vacated by Resolution 2022-053, adopted March 1, 2022, agenda item 3.45, as submitted by the Transportation Department (Property).

Under Section 8355 of the California Streets and Highways Code, if the legislative body of a public entity determines that property previously subject to a street, highway, or public service easement, title to which is owned by the public entity, is no longer needed by the public, in the case of property owned by a local agency, the legislative body may sell or exchange the property in the manner, and upon the terms and conditions approved by the legislative body.

The Property consists of 1.838 acres of vacant land, situated westerly of the Temescal Canyon Road northerly of Indian Truck Trail. The appraised value of the Property is one hundred thousand (\$100,000.00). Speedway Developments, LLC, a Nevada limited liability company (Speedway) is the owner of the adjacent properties, identified as Assessor's Parcel Numbers 290-130-005, 290-130-087 and 290-130-088. Speedway was the applicant for said vacation and has proposed purchasing the vacated right-of-way from County for the appraised value.

The County requests this Property be declared exempt surplus land as the Property is a former street, right of way, or easement, and is conveyed to an owner of an adjacent property, per Government Code Section 54221(f)(1)(E).

Resolution No. 2022-052 has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

Economic impacts can be recognized once Speedway moves forward with their development plans.

SUPPLEMENTAL:

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

Additional Fiscal Information

The Facilities Management, Real Estate Division, will be reimbursed through proceeds of this sale and for actual costs incurred, including labor estimated to be \$11,950. There is no budget adjustment required.

Sales Price	\$ 100,000
Preliminary Title Report	\$ 500
Estimated Escrow and Title Charges	\$ 1,000
Appraisal	\$ 3,950
Advertising Costs	\$ 1,500
County Staff Time includes FM-RE, FM Environmental and County Counsel	\$ 5,000
Total Estimated Acquisition Costs:	\$ 11,950
Total Estimated Net Proceeds	\$ 88,050

ATTACHMENTS:

- Aerial Image
- Resolution No. 2022-052

CAO:sc/02152022378FM/30.661



Meghan Hahn, Senior Management Analyst 3/18/2022

Aerial Image



INDICATES AREAS TO QUITCLAIM



2 Resolution No. 2022-052

3 Declaration of Exempt Surplus Real Property and Notice of Intention to
4 Convey Fee Simple Interest in Real Property
5 in the Unincorporated Area of Corona, County of Riverside, California,
6 to Speedway Development, LLC, by Quitclaim Deed
7

8 WHEREAS, a segment of Temescal Canyon Road was relinquished to the
9 County of Riverside (County) by the State of California on March 12, 1980. A portion
10 consisting of 1.838 acres of vacant land of Temescal Canyon Road was deemed
11 excess right-of-way (Property);

12 WHEREAS, the County of Riverside deems the Property an uneconomical
13 remnant and not required for County's use;

14 WHEREAS, the land was summarily vacated by the County on March 1, 2022;

15 WHEREAS, the County of Riverside desires to transfer the Property to the
16 Speedway Development, LLC. for the consideration of \$100,000 (One Hundred
17 Thousand Dollars);

18 WHEREAS, pursuant to Section 8355 of the Streets and Highways Code, the
19 Board of Supervisors has the legal authority to convey the land to the abutting property
20 owner;

21 WHEREAS, pursuant to California Government Code Section 54221(f)(1)(E),
22 surplus land that is a former street, right of way, or easement, and is conveyed to an
23 owner of an adjacent property, is exempt from the requirements of the Surplus Land
24 Act; now, therefore,

25 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY
26 GIVEN by the Board of Supervisors of the County of Riverside, California, in regular
27 session assembled on March 29, 2022, intends to convey to the Speedway
28 Development, LLC. on or after May 10, 2022, the Property by Quitclaim Deed as more

MAR 29 2022 3.5

1 particularly described in Exhibit "A" and Exhibit "B" attached hereto and made a part
2 hereof.

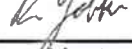
3 BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the Board
4 has evaluated and determined that the Property intended to be conveyed to Speedway
5 is no longer necessary to be retained for the County's uses and purposes.

6 BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the Board
7 declares the Property exempt surplus land pursuant to California Government Code
8 Section 54221(f)(1)(E).

9 BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the Board
10 of Supervisors will meet to conclude the proposed transaction on or after May 10,
11 2022, at 9:30 a.m. or thereafter, at the meeting room of the Board of Supervisors
12 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
13 Riverside, California.

14 BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the Clerk
15 of the Board of Supervisors is directed to give notice hereof as provided in Section
16 6063 of the Government Code.

17 APPROVED AS TO FORM:
18 COUNTY COUNSEL

19 By: 
20 Ryan Yabko
21 Deputy County Counsel

22 ROLL CALL:

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

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

Kecia R. Harper, Clerk of said Board

By: 
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

THOSE PORTIONS OF RELINQUISHED HIGHWAY RIGHT OF WAY NOW KNOWN AS TEMESCAL CANYON ROAD RELINQUISHED TO THE COUNTY OF RIVERSIDE BY RELINQUISHMENT RECORDED MARCH 12, 1980 AS INSTRUMENT NO. 1980-48062 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITHIN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITHIN SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, LYING SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 12 AND SOUTHWESTERLY OF THE LINE THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE NORTH 89°09'53" WEST ALONG THE NORTH LINE OF SAID SECTION 12, 1891.53 FEET TO A POINT ON A LINE PARALLEL WITH AND 64.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 149, PAGES 4 THROUGH 6, INCLUSIVE, OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING THE **TRUE POINT OF BEGINNING OF PARCEL 1**;

THENCE LEAVING THE NORTH LINE OF SAID SECTION 12 SOUTH 29°38'55" EAST ALONG SAID PARALLEL LINE, 47.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, CONCENTRIC WITH AND 64.00 FEET SOUTHWESTERLY AS MEASURED RADIALLY TO SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD HAVING A RADIUS OF 2464.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 70.94 FEET THROUGH A CENTRAL ANGLE OF 01°38'59" TO THE BEGINNING OF A LINE PARALLEL WITH AND 64.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD;

THENCE SOUTH 31°17'53" EAST ALONG SAID PARALLEL LINE, 1329.12 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. 4310 APPROVED BY RIVERSIDE COUNTY PLANNING DEPARTMENT ON DECEMBER 26, 2000 AND RECORDED JUNE 27, 2003 AS INSTRUMENT NO. 2003-476505 AND DEED RECORDED FEBRUARY 20, 2001 AS INSTRUMENT NO. 2001-066502 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING THE **POINT OF TERMINATION OF PARCEL 1**, SAID POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

CONTAINING; 79,842 SQ./FT. (1.833 ACRES) MORE OR LESS.

PRERARED BY: K&A ENGINEERING
357 N. SHERIDAN ST.
CORONA, CA 92880

1 OF 2

APN: 290-130-005,
290-130-053 & 290-130-085
DATE EXHIBIT PREPARED: 11/17/2021

EXHIBIT "A"
LEGAL DESCRIPTION

THOSE PORTIONS OF RELINQUISHED HIGHWAY RIGHT OF WAY NOW KNOWN AS TEMESCAL CANYON ROAD RELINQUISHED TO THE COUNTY OF RIVERSIDE BY RELINQUISHMENT RECORDED MARCH 12, 1980 AS INSTRUMENT NO. 1980-48062 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITHIN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITHIN SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, LYING SOUTHWESTERLY OF THE LINE THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2

COMMENCING AT AFOREMENTIONED POINT "A";

THENCE SOUTH 31°17'53" EAST PARALLEL WITH AND 64.00 FEET SOUTHWESTERLY OF SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TEMESCAL CANYON ROAD AS DESCRIBED BY DOCUMENT NO. 2020-0260210, RECORDED JUNE 17, 2020 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, 660.54 FEET TO A POINT OF INTERSECTION WITH SAID NORTHEASTERLY LINE OF PARCEL "A" AND THE **TRUE POINT OF BEGINNING OF PARCEL 2;**

THENCE LEAVING AND CONTINUING SOUTH 31°17'53" EAST PARALLEL WITH SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD, 53.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1836.00 FEET, SAID CURVE BEING 64.00 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH AS MEASURED RADIALLY TO SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD;

THENCE SOUTHEASTERLY ALONG SAID CURVE 132.79 FEET THROUGH A CENTRAL ANGLE OF 04°08'38" CONCENTRIC WITH SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF PARCEL "1" OF LOT LINE ADJUSTMENT NO. 05568 RECORDED MAY 30, 2017 AS INSTRUMENT NO. 2017-0214134 AND DEED RECORDED JUNE 21, 2017 AS INSTRUMENT NO. 2017-0249211 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT OF INTERSECTION ALSO BEING THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID DOCUMENT NO. 2020-0260210 AND SAID POINT BEING THE **POINT OF TERMINATION OF PARCEL 2;**

CONTAINING; 235 SQ./FT. (0.005 ACRES) MORE OR LESS.


THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
2022-01-06

EXHIBIT "D": ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY AND EASEMENTS OF RECORD IF ANY.



ROBERT SCIOBLUME
P.L.S. NO.: 9154
REG. EXP.: 3/31/2023

11/19/2021
DATE



PRERARED BY: K&A ENGINEERING
357 N. SHERIDAN ST.
CORONA, CA 92880

2 OF 2

APN: 290-130-005,
290-130-053 & 290-130-085
DATE EXHIBIT PREPARED: 11/17/2021

EXHIBIT "B"

SHEET 2 OF 2

PLAT

LOCATED IN SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M

POINT "A"

VARIES 139.33'-139.66'
VARIES 75.33'-75.66'

PARCEL A
L.L.A. NO. 4310
INST. 2003-476505
REC. 6/27/2003
GRANT DEED
INST. 2001-066502
REC. 2/20/2001
APN 290-130-087

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

2022-01-06



() = INDICATES RECORD DATA PER R.S. 149/4-6

EASEMENT NOTES:

1 INDICATES AN EXISTING 19' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED 11-2-1989 AS INSTRUMENT NO. 1989-383613, O.R.



11/19/2021



SCALE: 1"=150'

T.P.O.B. PARCEL 2

PARCEL 2
235 S.F.

PARCEL 2
P.O.T.

DETAIL
NTS.

T.P.O.B. PARCEL 2

EXISTING R/W PER
INST. 2020-0260210
REC. 6/17/2020

L.L.A. PARCEL 1
GRANT DEED
INST. 2017-0249211
REC. 6/21/2017

L.L.A. NO. 05568
INST. 2017-0214134
REC. 5/30/2017
APN 290-130-089

L.L.A. PARCEL 2
GRANT DEED
INST. 2017-0249212
REC. 6/21/2017

LOT 23
TRACT NO. 36643
M.B. 451/29-63
REC. 6/30/2016

VARIES 151.86'-163.49'
VARIES 87.86'-99.49'

EXISTING
R/W PER
R.S. 149/4-6

CURVE TABLE			
NO.	Δ	R	L
C1	4°08'38"	1836.00'	132.79'
C2	0°00'25"	1836.00'	0.22'
C3	4°09'03"	1836.00'	133.01'

APN: 290-130-005,
290-130-053 & 290-130-085

PREPARED ON

NOVEMBER 17, 2021



ENGINEERING
LAND PLANNING
SURVEYING

357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL (951) 279-1800
FAX (951) 279-4380

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of Intent Reso. No. 2022-052 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/06, 04/13, 04/20/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: April 20, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011528123-01

P.O. Number:

Ad Copy:

**Resolution No. 2022-052
Declaration of Exempt Surplus Real Property and Notice of Intention to
Convey Fee Simple Interest in Real Property
in the Unincorporated Area of Corona, County of Riverside, California,
to Speedway Development, LLC, by Quitclaim Deed**

WHEREAS, a segment of Temescal Canyon Road was relinquished to the County of Riverside (County) by the State of California on March 12, 1980. A portion consisting of 1.833 acres of vacant land of Temescal Canyon Road was deemed excess right-of-way (Property);

WHEREAS, the County of Riverside deems the Property an uneconomical remnant and not required for County's use;

WHEREAS, the land was summarily vacated by the County on March 1, 2022;

WHEREAS, the County of Riverside desires to transfer the Property to the Speedway Development, LLC for the consideration of \$100,000 (One Hundred Thousand Dollars);

WHEREAS, pursuant to Section 8355 of the Streets and Highways Code, the Board of Supervisors has the legal authority to convey the land to the abutting property owner;

WHEREAS, pursuant to California Government Code Section 54221(f)(1)(E), surplus land that is a former street, right of way, or easement, and is conveyed to an owner of an adjacent property, is exempt from the requirements of the Surplus Land Act; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside, California, in regular session assembled on March 29, 2022, intends to convey to the Speedway Development, LLC, on or after May 10, 2022, the Property by Quitclaim Deed as more particularly described in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board has evaluated and determined that the Property intended to be conveyed to Speedway is no longer necessary to be retained for the County's uses and purposes.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board declares the Property exempt surplus land pursuant to California Government Code Section 54221(f)(1)(E).

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board of Supervisors will meet to conclude the proposed transaction on or after May 10, 2022, at 9:30 a.m. or thereafter, at the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board of Supervisors has given notice hereof pursuant to California Government Code Section 6063.

EXHIBIT "A"	
LEGAL DESCRIPTION	
<p>THOSE PORTIONS OF RELINQUISHED HIGHWAY RIGHT OF WAY NOW KNOWN AS TEMESCAL CANYON ROAD RELINQUISHED TO THE COUNTY OF RIVERSIDE BY RELINQUISHMENT RECORDED MARCH 12, 1980 AS INSTRUMENT NO. 1980-48062 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITHIN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITHIN SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, LYING SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION 12 AND SOUTHWESTERLY OF THE LINE THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p>	
<p>PARCEL 1</p> <p>COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;</p> <p>THENCE NORTH 89°09'53" WEST ALONG THE NORTH LINE OF SAID SECTION 12, 1891.53 FEET TO A POINT ON A LINE PARALLEL WITH AND 64.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 149, PAGES 4 THROUGH 6, INCLUSIVE, OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING THE TRUE POINT OF BEGINNING OF PARCEL 1;</p> <p>THENCE LEAVING THE NORTH LINE OF SAID SECTION 12 SOUTH 29°38'55" EAST ALONG SAID PARALLEL LINE, 47.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, CONCENTRIC WITH AND 64.00 FEET SOUTHWESTERLY AS MEASURED RADIALLY TO SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD HAVING A RADIUS OF 2464.00 FEET;</p> <p>THENCE SOUTHEASTERLY ALONG SAID CURVE 70.94 FEET THROUGH A CENTRAL ANGLE OF 01°38'59" TO THE BEGINNING OF A LINE PARALLEL WITH AND 64.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD;</p> <p>THENCE SOUTH 31°17'53" EAST ALONG SAID PARALLEL LINE, 1329.12 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. 4310 APPROVED BY RIVERSIDE COUNTY PLANNING DEPARTMENT ON DECEMBER 26, 2000 AND RECORDED JUNE 27, 2003 AS INSTRUMENT NO. 2003-476505 AND DEED RECORDED FEBRUARY 20, 2001 AS INSTRUMENT NO. 2001-066502 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT BEING THE POINT OF TERMINATION OF PARCEL 1, SAID POINT HEREINAFTER REFERRED TO AS POINT "A";</p> <p>CONTAINING; 79,842 SQ./FT. (1.833 ACRES) MORE OR LESS.</p>	
<p>PRERARED BY: K&A ENGINEERING 357 N. SHERIDAN ST. CORONA, CA 92880</p>	<p align="right">APN: 290-130-005, 290-130-053 & 290-130-085 DATE EXHIBIT PREPARED: 11/17/2021</p> <p align="center">1 OF 2</p>

EXHIBIT "A"	
LEGAL DESCRIPTION	
<p>THOSE PORTIONS OF RELINQUISHED HIGHWAY RIGHT OF WAY NOW KNOWN AS TEMESCAL CANYON ROAD RELINQUISHED TO THE COUNTY OF RIVERSIDE BY RELINQUISHMENT RECORDED MARCH 12, 1980 AS INSTRUMENT NO. 1980-48062 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITHIN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITHIN SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, LYING SOUTHWESTERLY OF THE LINE THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p>	
<p>PARCEL 2</p> <p>COMMENCING AT AFOREMENTIONED POINT "A";</p> <p>THENCE SOUTH 31°17'53" EAST PARALLEL WITH AND 64.00 FEET SOUTHWESTERLY OF SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TEMESCAL CANYON ROAD AS DESCRIBED BY DOCUMENT NO. 2020-0260210, RECORDED JUNE 17, 2020 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, 660.54 FEET TO A POINT OF INTERSECTION WITH SAID NORTHEASTERLY LINE OF PARCEL "A" AND THE TRUE POINT OF BEGINNING OF PARCEL 2;</p> <p>THENCE LEAVING AND CONTINUING SOUTH 31°17'53" EAST PARALLEL WITH SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD, 53.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1836.00 FEET, SAID CURVE BEING 64.00 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH AS MEASURED RADIALLY TO SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD;</p> <p>THENCE SOUTHEASTERLY ALONG SAID CURVE 132.79 FEET THROUGH A CENTRAL ANGLE OF 04°08'38" CONCENTRIC WITH SAID CONSTRUCTION CENTERLINE OF TEMESCAL CANYON ROAD TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF PARCEL "1" OF LOT LINE ADJUSTMENT NO. 05568 RECORDED MAY 30, 2017 AS INSTRUMENT NO. 2017-0214134 AND DEED RECORDED JUNE 21, 2017 AS INSTRUMENT NO. 2017-0249211 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAID POINT OF INTERSECTION ALSO BEING THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID DOCUMENT NO. 2020-0260210 AND SAID POINT BEING THE POINT OF TERMINATION OF PARCEL 2;</p> <p>CONTAINING; 235 SQ./FT. (0.005 ACRES) MORE OR LESS.</p>	
<p>PRERARED BY: K&A ENGINEERING 357 N. SHERIDAN ST. CORONA, CA 92880</p>	<p align="right">APN: 290-130-005, 290-130-053 & 290-130-085 DATE EXHIBIT PREPARED: 11/17/2021</p> <p align="center">2 OF 2</p>

EXHIBIT "D": ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY AND EASEMENTS OF RECORD IF ANY.

 ROBERT SCIOABLUME P.L.S. NO.: 9154 REG. EXP.: 3/31/2023	<p align="center">11/19/2021 DATE</p> 
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