

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



ITEM: 3.7
(ID # 18774)

MEETING DATE:

Tuesday, June 14, 2022

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 Right of Way Acquisition and Temporary Construction Access 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. [\$132,083; 100% 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

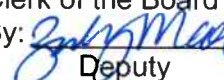
ACTION:Policy

 Rose Salgado, Director of Facilities Management 5/5/2022
 Mark Lancaster, Director of Transportation 5/16/2022
 Aaron Gettis, Deputy County Counsel 6/1/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, and Washington
Nays: None
Absent: Perez and Hewitt
Date: June 14, 2022
xc: FM-RE, TLMA-Transp

Kecia R. Harper
Clerk of the Board
By:  Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. Approve the attached Right of Way Acquisition 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 04724-153P and 04724-153Q, 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 Temporary Construction Access 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, 04724-153R, 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;
4. Approve the attached Right of Way Acquisition 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 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;
5. Approve the attached Temporary Construction Access 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 04724-153J, 04724-153K and 04724-153L all located within a portion of land with Assessor's Parcel Numbers 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;
6. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction;
7. Authorize and allocate the purchase amount of \$9,200 to acquire Parcels 04724-153P and 04724-153Q, all located within a portion of Assessor's Parcel Numbers 963-060-065, 480-100-073, and 480-100-074;
8. Authorize and allocate the purchase amount of \$583 to acquire Parcels 04724-153N, 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;
9. Authorize and allocate the purchase amount of \$96,000 to acquire Parcels 04724-153A, 04724-153B, 04724C, 04724-153D, 04724-153F, 04724-153G, 04724-153H and 04724-

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

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;

10. Authorize and allocate the purchase amount of \$18,800 to acquire Parcels 04724-153J, 04724-153K and 04724-153L all located within a portion of Assessor's Parcel Numbers, 963-450-023, 963-450-025, 963-450-026, 963-450-027, 963-450-031 and 963-450-032; and

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$132,083	\$ 0	\$132,083	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: CFD 07-2 Clinton Keith Road (100%)			Budget Adjustment:	No
			For Fiscal Year:	21/22

C.E.O. RECOMMENDATION: Approve

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 (SR-79) in the City of Murrieta and French Valley Area of Riverside County. Construction of the Clinton Keith Road Project between Interstate 215 (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 I-215 with 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

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

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 identified as Package 1 consist of Assessor's Parcel Numbers (APNs) 963-060-065, 480-100-073 and 480-100-074, and 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, (Owners), 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.

The properties identified as Package 2 consist of APNs 963-450-021, 963-450-023, 963-450-025, 963-450-026, 963-450-027, 963-450-031 and 963-450-032, and are also owned by Owners, and are vacant unimproved land located at the East Side of future Clinton Keith Road and SR-79/Winchester Road, adjacent to future Clinton Keith Road, in the City of Murrieta.

On December 7, 2021, the Board of Supervisors approved Minute Order 3.21 granting possession through two Possession and Use Agreements over certain portions of the Owners' real property. The immediate possession mitigated potential construction delays as the County continued to negotiate and come to an agreement within 180 days of approval. County paid \$22,300 (twenty-two thousand three hundred dollars), established as Just Compensation to Owners to secure property rights for Package 1, which consists of Parcels 04724-153N, 04724-153P, 04724-153Q, 04724-153R, and 04724-153S, all located within a portion of APNs 963-060-065, 480-100-073 and 480-100-074. County paid \$696,200 (six hundred ninety-six thousand two hundred dollars) established as Just Compensation to secure property rights for Package 2, which consists of Parcels 04724-153A, 04724-153B, 04724-153C, 04724-153D, 04724-153F, 04724-153G, 04724-153H, 04724-153J, 04724-153K, 04724-153L, 04724-153O, all located within a portion of APNs 963-450-021, 963-450-023, 963-450-025, 963-450-026, 963-450-027, 963-450-031 and 963-450-032.

The County has now reached a settlement with Owners and the Right of Way Acquisition Agreements and Temporary Construction Access Agreements have been reviewed and approved by County Counsel as to legal form. The settlement contains an additional \$9,783 (nine thousand seven hundred eighty-three dollars) for Package 1, and an additional \$114,800

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

(one hundred fourteen thousand eight hundred dollars) for Package 2. These amounts will be broken down as follows:

- Package 1
 - Right of Way Acquisition Agreement for Parcels 04724-153P and 04724-153Q, all located within a portion of land with Assessor's Parcel Numbers 963-060-065, 480-100-073, and 480-100-074 - **\$9,200** (nine thousand, two hundred dollars)
 - Temporary Construction Access Agreement for Parcels 04724-153N, 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 - **\$583** (five hundred eighty-three dollars)
- Package 2
 - Right of Way Acquisition Agreement for Parcels 04724-153A, 04724-153B, 04724-153C, 04724-153D, 04724-153F, 04724-153G, 04724-153H 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 - **\$96,000** (ninety-six thousand dollars)
 - Temporary Construction Access Agreement for Parcels 04724-153J, 04724-153K and 04724-153L all located within a portion of land with Assessor's Parcel Numbers 963-450-023, 963-450-025, 963-450-026, 963-450-027, 963-450-031 and 963-450-032 - **\$18,800** (eighteen thousand, eight hundred dollars)

There are costs of \$7,500 (seven thousand, five hundred dollars) associated with this transaction which include FM-RE staff time.

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 Right of Way Acquisition and Temporary Construction Access Agreement is an action implementing the 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

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

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 southwest of the Clinton Keith Road and Leon Road intersection, and at the northwest 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	\$ 9,783
Group 2 (Package 2)	
• APN 963-450-031	\$ 2,660
• APN 963-450-027	\$42,370
• APN 963-450-026	\$ 8,400
• APN 963-450-025	\$12,080
• APN 963-450-023	\$24,900
• APN 963-450-032	\$23,740
• APN 963-450-021	\$ 650
FM-RE Real Property Staff Time	\$ 7,500
Total Costs – (Not to Exceed)	\$132,083

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

ATTACHMENTS:

- Project Location Map
- Vicinity Map
- Right of Way Acquisition Agreement (Assessor's Parcel Numbers 963-060-065, 480-100-073, and 480-100-074)
- Temporary Construction Access Agreement (Assessor's Parcel Numbers 963-060-065, 480-100-073, and 480-100-074)
- Right of Way Acquisition 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)
- Temporary Construction Access Agreement (Assessor's Parcel Numbers 963-450-023, 963-450-025, 963-450-026, 963-450-027, 963-450-031 and 963-450-032)

MR:sc/04202022/220TR


Meghan Hahn, Senior Management Analyst 6/2/2022



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

LEGEND

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

Clinton Keith Road Extension Project

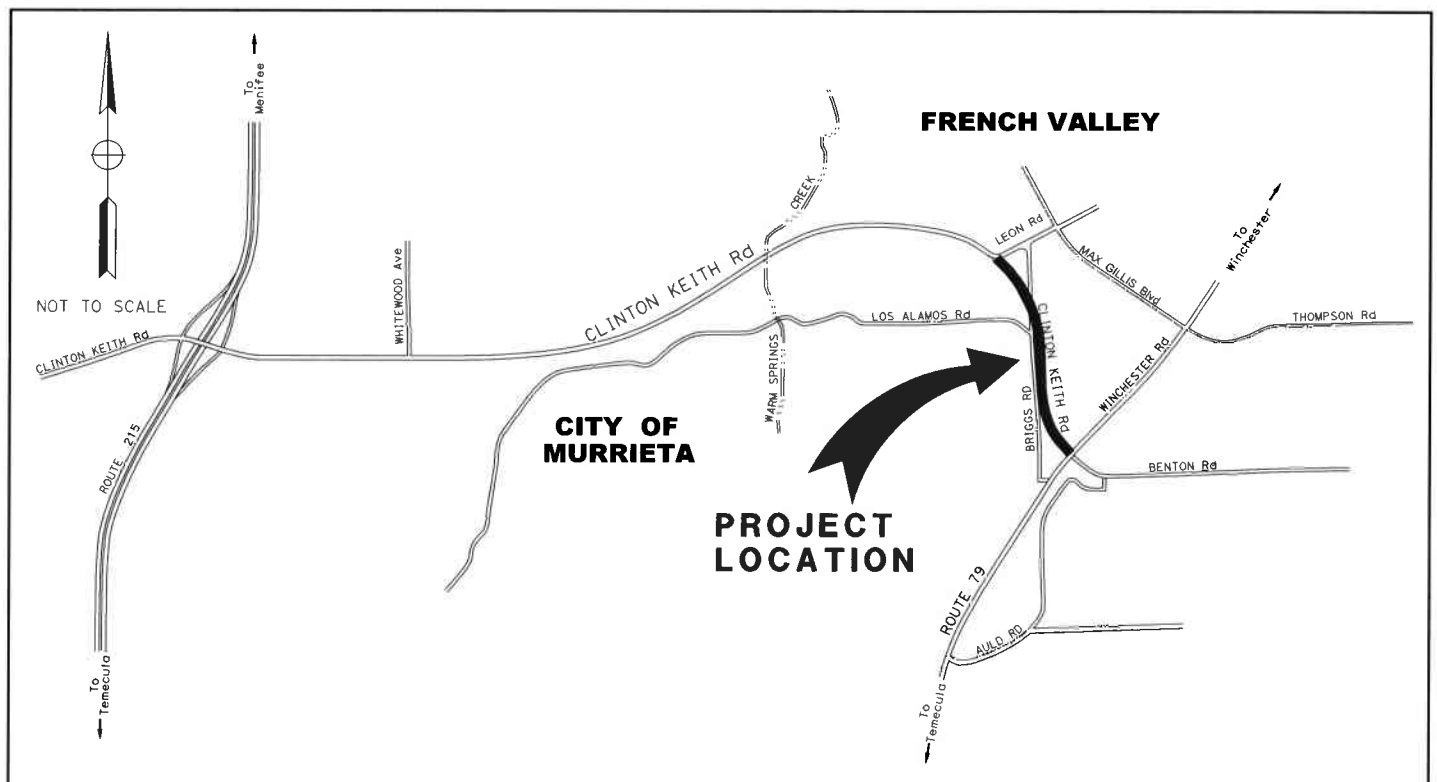
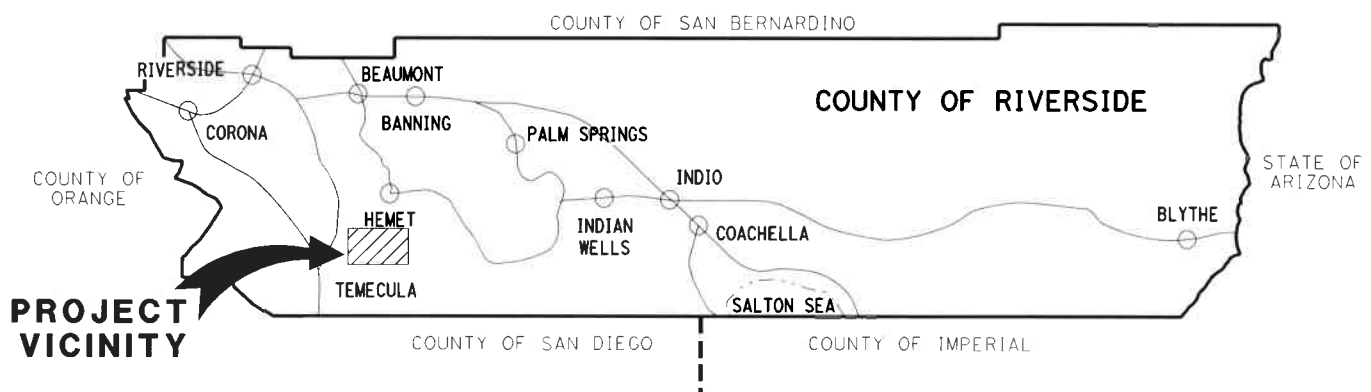
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT

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

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

PROJECT: Clinton Keith Extension Project Phase III
PARCEL: 04724-153P and 04724-153Q
APN: 963-060-065, 480-100-073 and 480-100-074
(portion)

RIGHT OF WAY ACQUISITION AGREEMENT

This Right of Way Acquisition Agreement, ("Agreement"), is made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"), and SCOTT-MURRIETA SERVICE STATION, LP, a California Limited Partnership, as to a 40% Interest; BONSALL SERVICE STATION, LP, a California Limited Partnership, as to a 40% Interest; and MURRIETA MARKETPLACE HOLDINGS, LP, a California Limited Partnership, as to a 20% Interest, collectively Tenants in Common ("Grantor"). County and Grantor are sometimes collectively referred to as "Parties."

RECITALS

WHEREAS, Grantor owns that certain real property located at the East Side of Briggs Road opposite the T-Intersection with Los Alamos Road, in the city of Murrieta, County of Riverside, State of California, as depicted on the Plat Map identified as Attachment "1," attached hereto and made a part hereof. The real property consists of 2.74 acres of land and known as Assessor's Parcel Number 963-060-065, 480-100-073, and 480-100-074 ("Property"); and

WHEREAS, Grantor desires to sell to the County and the County desires to purchase permanent slope easement interests of a portion of the Property, for the purpose of constructing the Clinton Keith Extension Project Phase III ("Project") as follows: two Permanent Slope Easement Deeds for road purposes in favor of the County of Riverside referenced as Slope Easement Parcels 04724-153P and 04724-153Q, described on Attachment "2," attached hereto and made a part hereof pursuant to the terms and conditions set forth herein ("ROW Property");

1 and 04724-153S consisting of approximately 0.05 acres or 2,142 square feet as
2 designated on Attachment "2," attached hereto, and made a part hereof ("TCA Area").

3 3. TERM. The term of the Agreement and County's non-exclusive right to
4 enter onto the TCA Area shall commence on the date of full execution of this
5 Agreement ("Effective Date") and shall expire thirty (30) months from the Effective Date
6 or upon completion of said Project, whichever shall be sooner ("Term"). The Term may
7 be extended by written approval of both Parties. During the Term of this Agreement or
8 any extension thereof, Grantor shall not grant any rights to a party that may
9 unreasonably interfere with the County's purpose under this Agreement.

10 4. CONSIDERATION. County shall pay to the order of Grantor the sum of
11 One Thousand Five Hundred Eighty-Three Dollars (\$1,583) for the rights granted
12 herein, including the right to enter upon and use the TCA Area in accordance with the
13 terms hereof. The parties recognize the County previously deposited One Thousand
14 Dollars (\$1,000) towards the settlement and those funds shall be applied to the
15 Purchase Price as part of this Agreement. Accordingly, Grantor is to receive the
16 remaining Five Hundred Eight-Three Dollars (\$583) as full and final consideration for
17 the TCA Area granted herein.

18 5. DEBRIS REMOVED. At the termination of the period of use of TCA Area
19 by County, but before its relinquishment to Grantor, debris generated by County's use
20 will be removed and the surface will be graded and left in a neat condition.

21 6. HOLD HARMLESS. Grantor shall be held harmless from all claims of
22 third persons arising from the County's use of the TCA Area permitted under this
23 Agreement; however, this hold harmless agreement does not extend to any liability
24 arising from or as a consequence of the presence of hazardous waste on the Property.

25 7. OWNERSHIP. Grantor hereby warrants that they are the owners of the
26 Property and that they have the right to grant County permission to enter upon and use
27 the Property.

28 8. ENTIRE AGREEMENT. This Agreement is the result of negotiations

1 between the parties hereto. This Agreement is intended by the parties as a final
2 expression of their understanding with respect to the matters herein and is a complete
3 and exclusive statement of the terms and conditions thereof. This Agreement
4 supersedes any and all other prior agreements or understandings, oral or written, in
5 connection therewith. No provision contained herein shall be construed against the
6 County solely because it provided or prepared this Agreement.

7 9. MODIFICATIONS IN WRITING. This Agreement shall not be changed,
8 modified, or amended except upon the written consent of the parties hereto.

9 10. SUCCESSORS AND ASSIGNS. Grantor, its assigns, and successors in
10 interest, shall be bound by all the terms and conditions contained in this Agreement,
11 and all the parties thereto shall be jointly and severally liable thereunder.

12 11. TITLES AND HEADINGS. Titles and headings to articles, paragraphs or
13 subparagraphs herein are for the purpose of convenience and reference only, and shall
14 in no way limit, define or otherwise affect the provisions of this Agreement.

15 12. GOVERNING LAW AND VENUE. This Agreement shall be governed by
16 the laws of the State of California. Any action at law or in equity brought by either of
17 the Parties hereto for the purpose of enforcing a right or rights providing for by this
18 Agreement shall be tried in a court of competent jurisdiction in the County of Riverside,
19 State of California, and the Parties hereby waive all provisions of law providing for a
20 change of venue in such proceedings to any other county.

21 13. COUNTERPARTS. This Agreement may be signed in counterpart or
22 duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a
23 signed original for all purposes.

24
25
26 (SIGNATURE PROVISIONS ON FOLLOWING PAGES;
27
28

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

5 Dated: February 23, 2022

6
7 COUNTY:

8 COUNTY OF RIVERSIDE, a political
9 subdivision of the State of California

GRANTOR:

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

10
11
12 By: Jeff Hewitt

13 Jeff Hewitt, Chair

14 Board of Supervisors

By: Hagop Koflanali

15 Name: Hagop Koflanali

16 Its: General Partner

17 Attest:

18 Kecia R. Harper

19 Clerk of the Board

20 Zuby Martinez
Deputy

21 APPROVED AS TO FORM:

22 Gregory P. Priamos,
County Counsel

23 By: AJD

24 Ryan Yabko

25 Deputy County Counsel

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ATTACHMENT "1"
ASSESSOR'S PLAT MAP

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ATTACHMENT "2"
TEMPORARY CONSTRUCTION ACCESS AREA
LEGAL DESCRIPTION AND PLAT MAP

Parcel 04724-153N

Parcel 04724-153R

Parcel 04724-153S

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

3/04/2021
DATED:

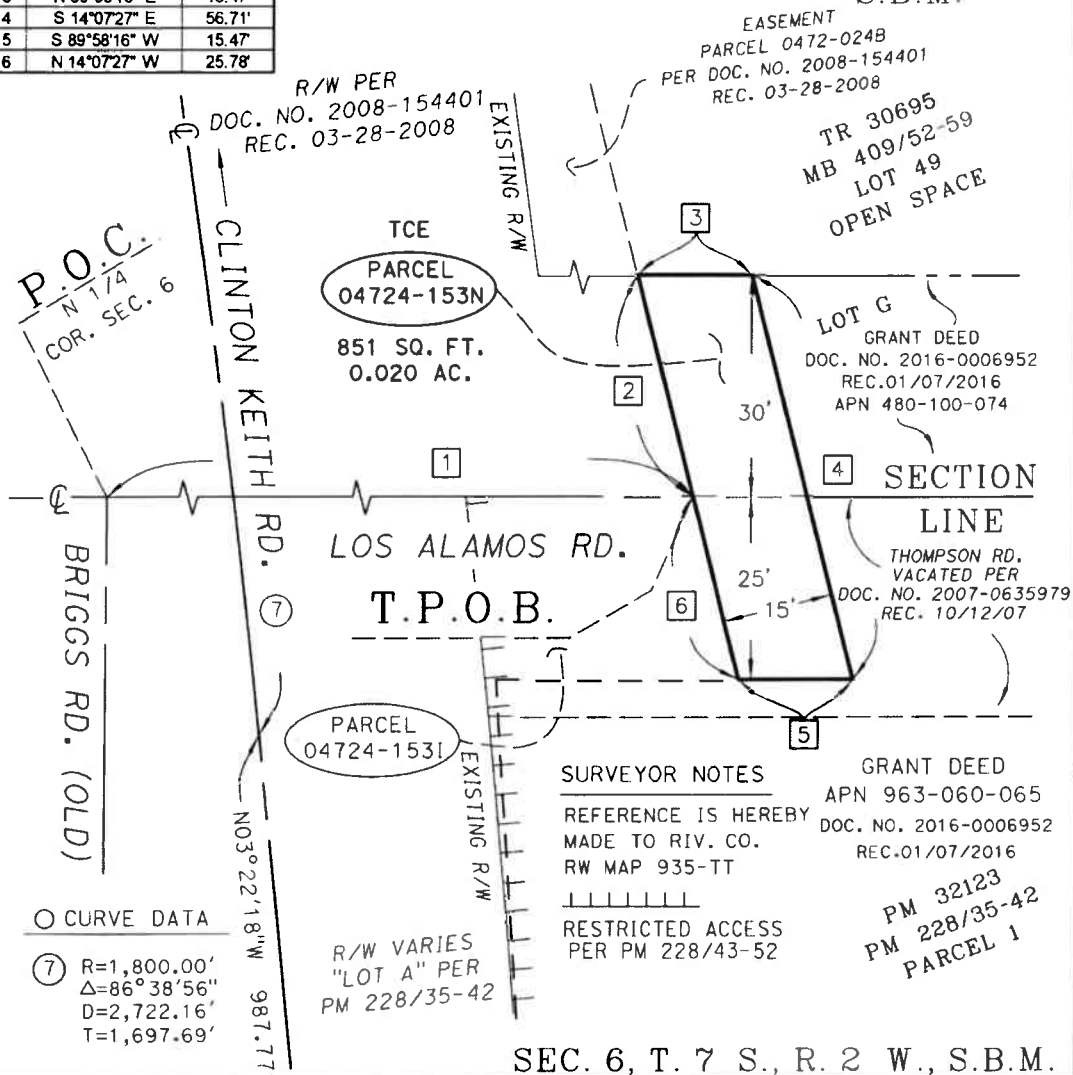


LINE TABLE		
NO.	DIRECTION	DISTANCE
1	N 89°58'16" E	167.54'
2	N 14°07'27" W	30.93'
3	N 89°58'16" E	15.47'
4	S 14°07'27" E	56.71'
5	S 89°58'16" W	15.47'
6	N 14°07'27" W	25.78'

EXHIBIT "B"

04724-153N
TCE

SEC. 31,
T. 6 S., R. 2 W.,
S.B.M.



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.: 04724-153N

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: B2-04724

PROJECT: CLINTON KEITH ROAD

SCALE: NTS

PREPARED BY: H. FINN

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

DATE: MARCH, 2021

APPROVED BY: *Timothy F. Rayburn*

DATE: 3/04/2021

SHEET 1 OF 1



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 INITIAL 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

1
2
3 **EXHIBIT "A"**
4 **LEGAL DESCRIPTION**
5 **04724-153R**

6 **TEMPORARY CONSTRUCTION EASEMENT**

7
8 POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;

9
10 THENCE NORTH 03°22'02" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A
11 DISTANCE OF 71.72 FEET TO THE TRUE POINT OF BEGINNING.

12
13 CONTAINING 618 SQUARE FEET, OR 0.014 ACRES, MORE OR LESS.

14
15 THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE
16 CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY
17 1.000099080 TO OBTAIN GROUND DISTANCE.

18
19 SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

20
21 PREPARED UNDER MY SUPERVISION:

22
23 
24 TIMOTHY F. RAYBURN, P.L.S. 8455

25
26 4/29/2021

27
28 DATED:



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

LINE TABLE		
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	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'

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.

T.P.O.B.

CLINTON KEITH RD

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.: 04724-153R
WO No.: B2-04724
SCALE: NTS
PREPARED BY: N.L.
DATE: APRIL, 2021
SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION
PROJECT: CLINTON KEITH ROAD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING
DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
APPROVED BY: *Timothy F. Rayburn* DATE: 4/29/2021



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.

1
2
3 EXHIBIT "A"
4 LEGAL DESCRIPTION
5 04724-153S
6 TEMPORARY CONSTRUCTION EASEMENT

7
8 THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE
9 CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY
10 1.000099080 TO OBTAIN GROUND DISTANCE.

11
12 SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

13
14 PREPARED UNDER MY SUPERVISION:

15
16 
17 TIMOTHY F. RAYBURN, P.L.S. 8455
18 4/29/2021

19
20 DATED:



EXHIBIT "B"

04724-153S
TCE



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

N 83°19'27" E (R)
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
04724-1530

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

PARCEL
04724-1535

673 SQ. FT.
0.015 AC.

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

LINE TABLE		
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'

CURVE TABLE				
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

PREPARED BY: N.L.

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

DATE: APRIL, 2021

APPROVED BY:

DATE: 4/29/2021

SHEET 1 OF 1



1 PROJECT: Clinton Keith Extension Phase Project III
2 PARCEL: 04724-153J, 04724-153K, and
3 04724-153L
4 APN: 963-450-023, 963-450-025
5 and 963-450-026, 963-450-027, 963-450-
6 031 and 963-450-032 (Portion)
7

8 **TEMPORARY CONSTRUCTION ACCESS AGREEMENT**

9 This Temporary Construction Access Agreement ("Agreement") is made by and
10 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California,
11 ("County") and SCOTT-MURRIETA SERVICE STATION, LP, a California Limited
12 Partnership, as to a 40% Interest; BONSALL SERVICE STATION, LP, a California
13 Limited Partnership, as to a 40% Interest; and MURRIETA MARKETPLACE
14 HOLDINGS, LP, a California Limited Partnership, as to a 20% Interest, Collectively
15 Tenants in Common ("Grantor"). County and Grantor are sometimes collectively
16 referred to as "Parties".

17 1. RIGHTS GRANTED. The Grantor hereby grants to the County a non-
18 exclusive right to enter upon and use the land of Grantor in the County of Riverside,
19 State of California, described as portion of Assessor's Parcel Number 963-450-023,
20 963-450-025 and 963-450-026, 963-450-027, 963-450-031 and 963-450-032
21 highlighted on Attachment "1", attached hereto ("Property"), and made a part hereof,
22 for all purposes necessary to facilitate and accomplish the construction of the Clinton
23 Keith Extension Project Phase III ("Project"). Grantor shall not unreasonably interfere
24 with the rights granted to the County herein. It is understood that the County may enter
25 upon the TCA Area, as defined in Section 2 of this Agreement, where appropriate or
26 designated for the purpose of getting equipment to and from the TCA Area. County
27 agrees not to damage the TCA Area in the process of performing such activities. In no
28 event shall County be allowed to stockpile or store any of its equipment or personal

JUN 14 2022 3-7

1 property on the TCA Area.

2 2. AFFECTED PARCEL. The temporary construction access area, used
3 during construction of the Project, referenced as Parcel No. 04724-153J, 04724-153K,
4 and 04724-153L consisting of approximately 0.64 acres or 27,725 square feet as
5 designated on Attachment "2," attached hereto, and made a part hereof ("TCA Area").

6 3. TERM. The term of the Agreement and County's non-exclusive right to
7 enter onto the TCA Area shall commence on the date of full execution of this
8 Agreement ("Effective Date") and shall expire thirty (30) months from the Effective Date
9 or upon completion of said Project, whichever shall be sooner ("Term"). The Term may
10 be extended by written approval of both Parties. During the Term of this Agreement or
11 any extension thereof, Grantor shall not grant any rights to a party that may
12 unreasonably interfere with the County's purpose under this Agreement.

13 4. CONSIDERATION. County shall pay to the order of Grantor the sum of
14 One Hundred Twenty-Nine Thousand Eight Hundred Dollars (\$129,800) for the rights
15 granted herein, including the right to enter upon and use the TCA Area in accordance
16 with the terms hereof. The parties recognize the County previously deposited One
17 Hundred Eleven Thousand Dollars (\$111,000) towards the settlement and those funds
18 shall be applied to the Purchase Price as part of this Agreement. Accordingly, Grantor
19 is to receive the remaining Eighteen Thousand Eight Hundred Dollars (\$18,800) as full
20 and final consideration for the TCA Area granted herein.

21 5. DEBRIS REMOVED. At the termination of the period of use of TCA Area
22 by County, but before its relinquishment to Grantor, debris generated by County's use
23 will be removed and the surface will be graded and left in a neat condition.

24 6. HOLD HARMLESS. Grantor shall be held harmless from all claims of
25 third persons arising from the County's use of the TCA Area permitted under this
26 Agreement; however, this hold harmless agreement does not extend to any liability
27 arising from or as a consequence of the presence of hazardous waste on the Property.

28 7. OWNERSHIP. Grantor hereby warrants that they are the owners of the

1 Property and that they have the right to grant County permission to enter upon and use
2 the Property.

3 8. ENTIRE AGREEMENT. This Agreement is the result of negotiations
4 between the parties hereto. This Agreement is intended by the parties as a final
5 expression of their understanding with respect to the matters herein and is a complete
6 and exclusive statement of the terms and conditions thereof. This Agreement
7 supersedes all other prior agreements or understandings, oral or written, in connection
8 therewith. No provision contained herein shall be construed against the County solely
9 because it provided or prepared this Agreement.

10 9. MODIFICATIONS IN WRITING. This Agreement shall not be changed,
11 modified, or amended except upon the written consent of the parties hereto.

12 10. SUCCESSORS AND ASSIGNS. Grantor, its assigns, and successors in
13 interest, shall be bound by all the terms and conditions contained in this Agreement,
14 and all the parties thereto shall be jointly and severally liable thereunder.

15 11. TITLES AND HEADINGS. Titles and headings to articles, paragraphs or
16 subparagraphs herein are for the purpose of convenience and reference only, and shall
17 in no way limit, define or otherwise affect the provisions of this Agreement.

18 12. GOVERNING LAW AND VENUE. This Agreement shall be governed by
19 the laws of the State of California. Any action at law or in equity brought by either of
20 the Parties hereto for the purpose of enforcing a right or rights providing for by this
21 Agreement shall be tried in a court of competent jurisdiction in the County of Riverside,
22 State of California, and the Parties hereby waive all provisions of law providing for a
23 change of venue in such proceedings to any other county.

24 13. COUNTERPARTS. This Agreement may be signed in counterpart or
25 duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a
26 signed original for all purposes.

27
28 (SIGNATURE PROVISIONS ON FOLLOWING PAGES;

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

3 Dated: JUN 14 2022

4
5 COUNTY:

6 COUNTY OF RIVERSIDE, a political
7 subdivision of the State of California

GRANTOR:

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

8
9
10 By: 

11 Jeff Hewitt, Chair
12 Board of Supervisors

By: 

13 Name: Hagoz Kofdarali
14 Its: General Partner

15 Attest:

16 Kecia R. Harper

17 Clerk of the Board



DEPUTY

APPROVED AS TO FORM:

18 ~~Gregory P. Priamos~~
19 County Counsel

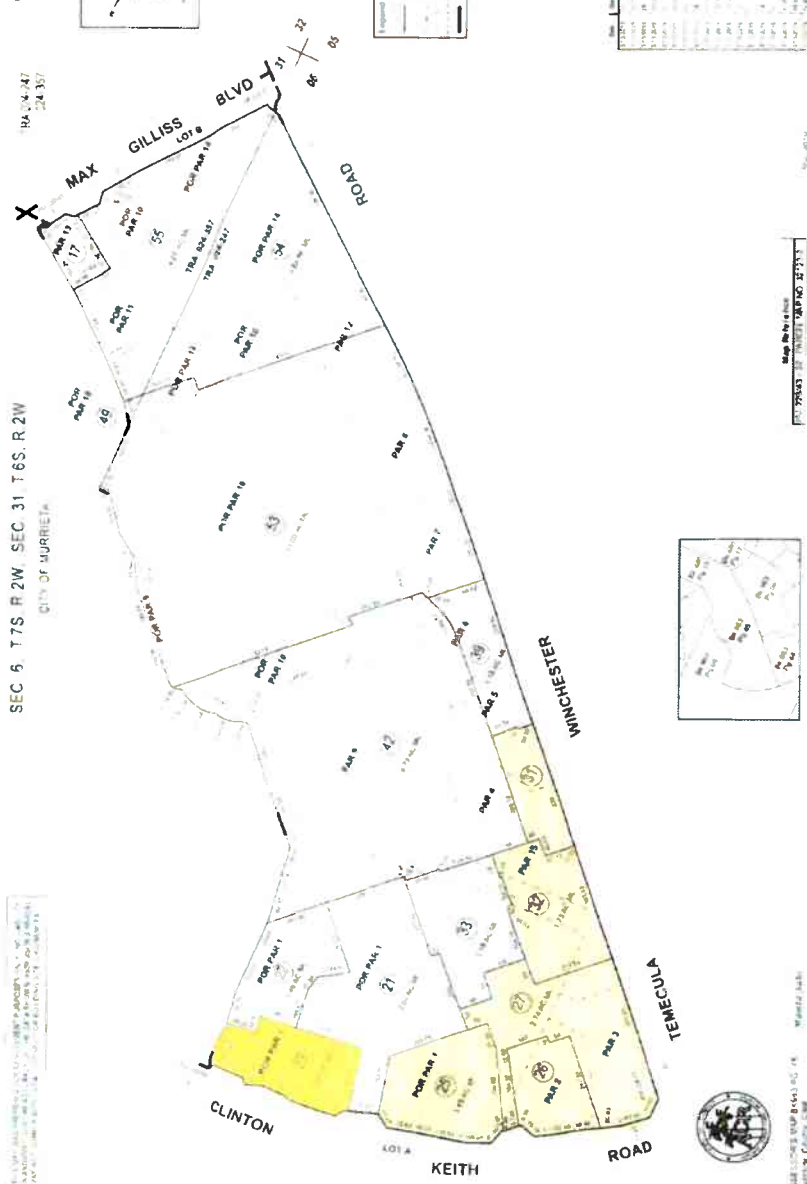
20 By: 

21 Ryan Yabko
22 Deputy County Counsel

ATTACHMENT "1"
ASSESSOR'S PLAT MAP

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1. 1990年1月1日以前に竣工した建築物の耐震診断と補修に関する法律（昭和65年法律第30号）第1条第1項第1号の建築物に該当する建築物は、1990年1月1日以後に竣工した建築物に比べて、耐震診断と補修の義務が厳格化されている。このため、1990年1月1日以前に竣工した建築物の耐震診断と補修の義務が厳格化されている。



PLAY MAP

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ATTACHMENT "2"
TEMPORARY CONSTRUCTION ACCESS AREA
LEGAL DESCRIPTION AND PLAT MAP

Parcel 04724-153J

Parcel 04724-153K

Parcel 04724-153L

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

AN EASEMENT FOR TEMPORARY CONSTRUCTION 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 46°14'17" EAST ALONG SAID CENTERLINE OF STATE HIGHWAY 79, A DISTANCE OF 958.38 FEET;

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

THENCE SOUTH 46°14'17" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 84.21 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;

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

THENCE SOUTH 34°14'02" EAST, A DISTANCE OF 209.32 FEET;

THENCE SOUTH 39°32'33" EAST, A DISTANCE OF 102.51 FEET;

THENCE NORTH 57°03'10" EAST, A DISTANCE OF 73.19 FEET;

THENCE NORTH 41°21'44" EAST, A DISTANCE OF 187.96 FEET;

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

3/04/2021
DATED



EXHIBIT "B"

04724-153J
TCE

NOTICE OF LLA 18 4907

DOC # 2018-0491882

APN 963-450-026 REC. 12/19/2018

LLA 18-4907

GRANT DEED

LOT 2 DOC # 2018-0492090

REC. 12/19/2018

PARCEL MAP
NO. 32123-2
PM 228/43-52

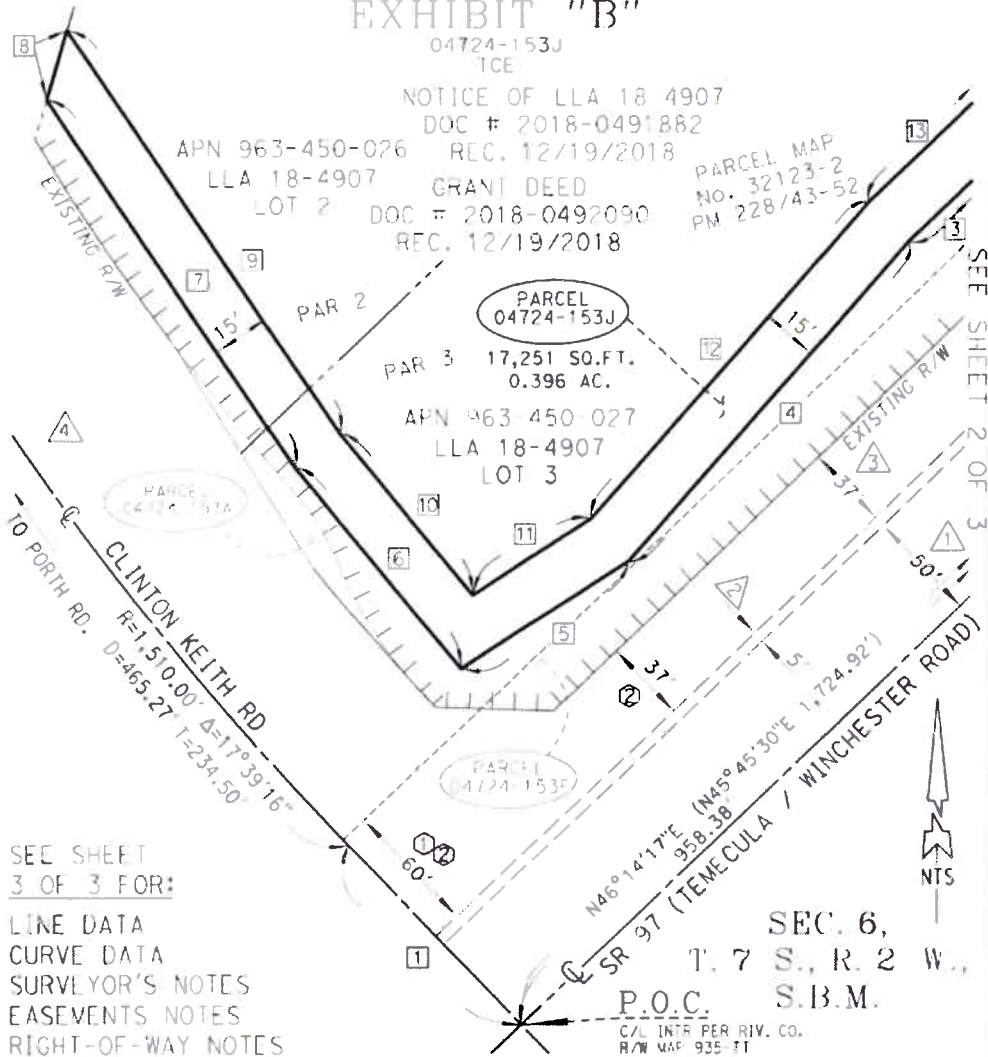
PARCEL
04724-153J

PAR 3 17,251 SQ.FT.
0.396 AC.

APN 963-450-027

LLA 18-4907

LOT 3



SEE SHEET
3 OF 3 FOR:

LINE DATA
CURVE DATA
SURVEYOR'S NOTES
EASEMENTS NOTES
RIGHT-OF-WAY NOTES

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

P.O.C.
C/L INTR PER RIV. CO.
R/W MAP 935-71

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

WD No.: B2-04724

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MARCH, 2021

SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

DATE: 3/04/2021



EXHIBIT "B"

04724-153J
TCE

NOTICE OF LLA 18-4908
DOC # 2018-0492425
REC. 12/19/2018

GRANT DEED
DOC # 2018-0493964
REC. 12/20/2018

PARCEL MAP NO. 32123-2
PM 228/43-52

APN 963-450-031
LLA 18-4908
LOT 2
PAR A

APN 963-450-032
LLA 18-4908
LOT 3
PAR 15

PARCEL
04724-153J
17,251 SQ.FT.
0.396 AC.

APN
963-450-027
LLA 18-4907
LOT 3
PAR 3

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

SEE SHEET
3 OF 3 FOR:
LINE DATA
CURVE DATA
SURVEYOR'S NOTES
EASEMENTS NOTES
RIGHT-OF-WAY NOTES

SEE SHEET 1 OF 3

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

WD NO.: B2-04724

PROJECT: CLINTON KEITH ROAD

SCALE: NTS

PREPARED BY: J.A.L.

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

DATE: MARCH, 2021

APPROVED BY:

DATE:

SHEET 2 OF 3



Timothy F. Rayburn

3/04/2021

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 # 2009-0227461, 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 91.39'
- 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. R/W MAP 935-TT
(R)-INDICATED "RADIAL BEARING"
PRC-INDICATED "POINT OF REVERSE CURVE"
LLA-INDICATED "NOTICE OF LOT LINE ADJUSTMENT"
||||| 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
WQ 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: 
DATE: MARCH, 2021	DATE: 3/04/2021
SHEET 3 OF 3	



EXHIBIT "A"
LEGAL DESCRIPTION
04724-153K

TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES OVER 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, 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, 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;

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

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

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

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

THENCE NORTH 31°03'40" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.51 FEET TO AN ANGLE POINT THEREIN;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 11°37'41" EAST, A DISTANCE OF 74.42 FEET;

THENCE SOUTH 15°07'31" EAST, A DISTANCE OF 104.70 FEET;

THENCE SOUTH 25°52'12" EAST, A DISTANCE OF 156.32 FEET;

THENCE SOUTH 35°18'24" EAST, A DISTANCE OF 21.65 FEET RETURNING TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE;

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

3/04/2021
DATED



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
04724-153G

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'

LLA- INDICATES, "NOTICE OF LOT LINE ADJUSTMENT"

T.P.O.B.

SURVEYOR'S 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

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

WO No.: B2-04724

SCALE: NTS

PREPARED BY: N.M.L.

DATE: MARCH, 2021

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Timothy F. Rayburn

DATE:

3/04/2021



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°58'16" 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 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

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

3/04/2021
DATED



EXHIBIT "B"

04724-153L
TCE

LOS ALAMOS RD

P.O.C.

N 1/4
COR. SEC. 6

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

NTS

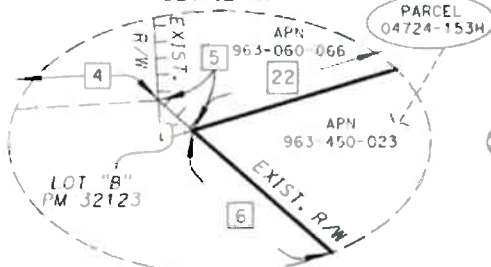
LINE DATA

- 1 N 89°58'16" E 69.37'
- 3 S 03°22'18" E 780.28'
- 4 N 86°37'42" E 67.07'
- 20 S 03°22'18" E 207.49'

CURVE DATA

- 2 R= 1,800.00' 21 R= 1510.00'
- Δ= 03°18'15" Δ= 08°22'09"
- D= 103.80' D= 220.57'
- T= 51.92' T= 110.48'

DETAIL "A"



PARCEL
04724-153L

SEE SHEET 2 OF 2

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

PM 32123-2
PM 228/43-52

PARCEL 1

PORTH RD

S 78°15'33" W (R)

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

PREPARED BY: N.M.L.

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

DATE: MARCH, 2021

APPROVED BY:

DATE:

SHEET 1 OF 2

Timothy F. Rayburn

3/04/2021



EXHIBIT "B"

04724-153L

TCE

EASEMENT NOTES:

- ② ESMT. IN FAVOR OF
SO. CAL. GAS CO. ON
FILE IN BK 2355/518,
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 1085/230,
REC. 1-17-1949 FOR
PIPELINE PURPOSES



CLINTON KEITH RD

SEE
DETAIL "A"
SHEET 1
OF 2

EXISTING R/W

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	DISTANCE	TANGENT
2	1,800.00'	03°18'15"	103.80'	51.92'
11	1,396.86'	04°02'34"	98.56'	49.30'
16	1,411.86'	04°06'34"	101.26'	50.65'

LINE TABLE		
NO.	DIRECTION	DISTANCE
1	N 89°58'16" E	69.37'
2	S 03°22'18" E	780.28'
3	N 86°37'42" E	67.07'
4	S 48°22'48" E	4.37'
5	N 73°19'04" E	31.63'
6	S 84°32'55" E	15.81'
7	S 13°00'17" E	36.93'
8	S 03°23'34" E	177.62'
9	S 06°56'21" W	48.97'
10	S 27°14'53" W	23.08'
11	S 68°57'33" W	3.00'
12	N 56°15'07" W	7.49'
13	N 17°48'16" E	15.68'
14	N 06°56'21" E	49.24'
15	N 03°23'34" W	175.00'
16	N 13°00'17" W	40.67'

PARCEL
04724-153D

R/W VARIES
PM 228/43-52
LOT "A" 4-52

PARCEL
04724-153H

PARCEL
04724-153L

5,684 SQ.FT.
0.130 AC.

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

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

PORTH ROAD

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

PREPARED BY: N.V.L.

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

DATE: MARCH, 2021

APPROVED BY:

Timothy F. Rayburn

DATE:

3/04/2021

SHEET 2 OF 2



PROJECT: Clinton Keith Extension Project Phase III
PARCEL: 04724-153P and 04724-153Q
APN: 963-060-065, 480-100-073 and 480-100-074
(portion)

RIGHT OF WAY ACQUISITION AGREEMENT

This Right of Way Acquisition Agreement, ("Agreement"), is made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"), and SCOTT-MURRIETA SERVICE STATION, LP, a California Limited Partnership, as to a 40% Interest; BONSALL SERVICE STATION, LP, a California Limited Partnership, as to a 40% Interest; and MURRIETA MARKETPLACE HOLDINGS, LP, a California Limited Partnership, as to a 20% Interest, collectively Tenants in Common ("Grantor"). County and Grantor are sometimes collectively referred to as "Parties."

RECITALS

WHEREAS, Grantor owns that certain real property located at the East Side of Briggs Road opposite the T-Intersection with Los Alamos Road, in the city of Murrieta, County of Riverside, State of California, as depicted on the Plat Map identified as Attachment "1," attached hereto and made a part hereof. The real property consists of 2.74 acres of land and known as Assessor's Parcel Number 963-060-065, 480-100-073, and 480-100-074 ("Property"); and

WHEREAS, Grantor desires to sell to the County and the County desires to purchase permanent slope easement interests of a portion of the Property, for the purpose of constructing the Clinton Keith Extension Project Phase III ("Project") as follows: two Permanent Slope Easement Deeds for road purposes in favor of the County of Riverside referenced as Slope Easement Parcels 04724-153P and 04724-153Q, described on Attachment "2," attached hereto and made a part hereof pursuant to the terms and conditions set forth herein ("ROW Property");

1 WHEREAS, concurrently with this Agreement, the Parties intend to enter into a
2 Temporary Construction Access Agreement to grant County the right to temporarily
3 use portions of the Property, as described therein, for the construction of the Project;

4 WHEREAS, the parties previously entered into a Possession and Use
5 Agreement dated December 7, 2021 granting possession to the County, which
6 deposited Twenty One Thousand Three Hundred Dollars (\$21,300) into escrow as just
7 compensation to Grantor.

8 WHEREAS, the County has reviewed the Project and determined that all significant
9 effects have been adequately addressed in the Supplement to the Environmental
10 Impact Report and the Addendum to the Supplement to the Environmental Impact
11 Report pursuant to the California Environmental Quality Act ("CEQA"); and

12 WHEREAS, the Effective Date is the date on which this Agreement is approved
13 and fully executed by County and Grantor as listed on the signature page of this
14 Agreement;

15 NOW, THEREFORE, in consideration of the payment and other obligations set
16 forth below, Grantor and County mutually agree as follows:

17 **ARTICLE 1. AGREEMENT**

18 1. Recitals. All the above recitals are true and correct and by this reference
19 are incorporated herein.

20 2. Consideration. For good and valuable consideration, Grantor agrees to
21 sell and convey to the County, and the County agrees to purchase from Grantor all of
22 the Right-of-Way Property described herein, under the terms and conditions set forth in
23 this Agreement. The full consideration for the Right-of-Way Property consists of the
24 purchase price amount for the real property interest to be acquired in the amount of
25 Thirty Thousand Five Hundred Dollars (\$30,500) ("Purchase Price"). The parties
26 recognize the County previously deposited Twenty-One Thousand Three Hundred
27 Dollars (\$21,300) towards the settlement and those funds shall be applied to the
28 Purchase Price as part of this agreement. Accordingly, Grantor is to receive the

1 remaining Nine Thousand Two Hundred Dollars (\$9,200) as full and final consideration
2 for the Right-of-Way Property, as further described in Section 3(B)(i). The Purchase
3 Price is to be distributed to Grantor in accordance with this Agreement. Grantor will be
4 responsible for any apportionment or allocation of the Purchase Price if required for
5 any separately held interests that may exist.

6 3. County Responsibilities:

7 A. Upon the mutual execution of this Agreement, County will open
8 escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the
9 Escrow Holder's request the Parties shall execute additional Escrow instructions as are
10 reasonably required to consummate the transaction contemplated by this Agreement
11 and are not inconsistent with this Agreement. In the event of any conflict between the
12 terms of this Agreement and any additional Escrow instructions, the terms of this
13 Agreement shall control. The Escrow Holder will hold all funds deposited by the
14 County in an escrow account ("Escrow Account") that is interest bearing and at a bank
15 approved by County with interest accruing for the benefit of County. The Escrow
16 Account shall remain open until all charges due and payable have been paid and
17 settled, any remaining funds shall be refunded to the County.

18 B. Upon the opening of Escrow, the County shall deposit the
19 Consideration as follows:

20 i. Purchase Price. Deposit into Escrow the Purchase
21 Price in the amount of Thirty Thousand Five Hundred Dollars (\$30,500) less the
22 previous deposit of Twenty-One Thousand Three Hundred Dollars (\$21,300) for a net
23 deposit of Nine Thousand Two Hundred Dollars (\$9,200) (the "Deposit").

24 C. On or before the date that Escrow is to close ("Close of Escrow"):

25 i. Closing Costs. County will deposit to Escrow Holder
26 amounts sufficient for all escrow, recording and reconveyance fees incurred in this
27 transaction, and if title insurance is desired by County, the premium charged, therefore.
28 Said escrow and recording charges shall not include documentary transfer tax as

1 County is exempt pursuant to California Government Code section 6103 and California
2 Revenue and Taxation Code section 11922.

3 ii. County will deposit all other such documents
4 consistent with this Agreement as are reasonably required by Escrow Holder or
5 otherwise to close escrow.

6 D. County will authorize the Escrow Holder to close Escrow and
7 release the Deposit to Grantor, in accordance with the provisions herein, and upon
8 satisfaction of all conditions by the parties.

9 E. At closing or Close of Escrow, County is authorized to deduct and
10 pay from amount shown in the Deposit, any amount necessary to satisfy and handle all
11 real property taxes, bonds, and assessments in the following manner:

12 i. All real property taxes shall be prorated, paid, and canceled
13 pursuant to the provisions of section 5081 et. seq., of the Revenue and Taxation Code.

14 ii. Pay any unpaid liens or taxes together with penalties, cost,
15 and interest thereon, and any bonds or assessments that are due on the date title is
16 transferred.

17 F. County shall direct Escrow Holder to disburse the Purchase Price
18 minus any and all charges due upon Close of Escrow in accordance with the escrow
19 instructions contained in this Agreement.

20 4. Grantor Responsibilities.

21 A. Execute and acknowledge, substantially in the form attached
22 hereto as Attachment "3" ("Deed"), Slope Easement Deeds for road purposes in favor
23 of the County of Riverside dated _____ identified as Parcel Number 04724-153P
24 and 04724-153Q and deliver deeds to the Escrow Holder for recordation in the Official
25 Records of the County Recorder of Riverside County ("Official Records") upon Close of
26 Escrow, with said Deed and the property interests granted therein free and clear of all
27 liens, encumbrances, easements, leases (recorded or unrecorded), and taxes, except:
28

1 i. Those encumbrances and easements which, in the sole
2 discretion of the County, are acceptable;

3 ii. Current fiscal year, including personal property tax, if any,
4 and any further assessment thereto under Chapter 3.5 of Revenue and Taxation Code
5 of the State of California;

6 iii. Easements or rights of way of record over said land for
7 public or quasi-public utility or public street purposes, if any;

8 iv. Any items on the Preliminary Title Report (PTR) not
9 objected to by County in a writing provided to Escrow Holder before the Close of
10 Escrow;

11 v. Any other taxes owed whether current or delinquent are to
12 be made current.

13
14 B. Grantor shall indemnify, defend, protect, and hold the County of
15 Riverside, its Agencies, Districts, Departments, their respective directors, Board of
16 Supervisors, elected and appointed officials, employees, agents, representatives,
17 successors, and assigns free and harmless from and against any and all claims,
18 liabilities, penalties, forfeitures, losses, or expenses, including without limitation,
19 attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or
20 indirectly, by either (a) the presence of hazardous materials, toxic substances, or
21 hazardous substances in, within, under, or about the parcel for the presence of
22 hazardous materials, toxic substances, or hazardous substances as a result of
23 Grantor's use, storage, or generation of such materials or substances or (b) Grantor's
24 failure to comply with any federal, state, or local laws relating to such materials or
25 substances. For the purpose of this Agreement, such materials or substances shall
26 include without limitation hazardous substances, hazardous materials, or toxic
27 substances as defined in the Comprehensive Environmental Response,
28 Compensation, and Liability Act of 1980, as amended, 42 U.S.C. section 9601, et seq.;

1 the Hazardous Materials Transportation Act, 49 U.S.C. sections 5101 to 5128; the
2 Resource Conservation and Recovery Act, 42 U.S.C. sections 6901-87 (1988); and
3 those substances defined as hazardous wastes in section 25117 of the California
4 Health and Safety Code or hazardous substances in section 25316 of the California
5 Health and Safety Code; and in the regulations adopted in publications promulgated
6 pursuant to said laws.

7 C. Grantor shall indemnify, defend, protect, and hold the County of
8 Riverside, its Agencies, Districts, Departments, their respective directors, Board of
9 Supervisors, elected and appointed officials, employees, agents, representatives,
10 successors, and assigns free and harmless from and against any and all claims,
11 demands, causes of action, judgements, losses, liabilities, costs or expenses which
12 County may suffer, sustain, incur or otherwise become subject to (either directly or
13 indirectly) to the extent the same results from or arises out of any breach of Grantor's
14 representations, warranties, or covenants provided in this Agreement or any action or
15 omission by Grantor, its affiliates, agents, employees or representatives, or in
16 connection with Grantor's ownership and operation of the ROW Property. Grantor
17 warrants and covenants to County that Grantor owns all right, title, and interest in the
18 ROW Property, free and clear of all liens, mortgages, encumbrances, security
19 interests, and adverse claims, except for those set forth in Section 4(A) of Article 1
20 and has the right to transfer the ROW Property to County. Grantor further agrees that
21 Grantor will defend County's rights, title, and interest in the ROW Property against the
22 demands of anyone claiming through Grantor and any person who may lawfully claim
23 the same.

24 D. Grantor shall be obligated hereunder to pay for without limitation,
25 and whether foreseeable or unforeseeable, all costs of any required or necessitated
26 repair, clean-up, detoxification, or decontamination of the parcel, and the preparation
27 and implementation of any closure, remedial action, or other required plans in
28 connection therewith, and such obligation shall continue under the parcel has been

1 rendered in compliance with applicable federal, state, and local laws, statutes,
2 ordinances, regulations, and rules.

3 **Article 2. MISCELLANEOUS**

4 1. It is mutually understood and agreed by and between the Parties hereto
5 that the right of possession and use of the subject property by County, including the
6 right to remove and dispose of improvements, shall commence upon the execution of
7 this Agreement by all parties. The Purchase Price includes, but is not limited to, full
8 payment for such possession and use.

9 2. This Agreement embodies all of the considerations agreed upon between
10 the County and Grantor. This Agreement was obtained without coercion, promises
11 other than those provided herein, or threats of any kind whatsoever by or to either
12 party.

13 3. The performance of this Agreement constitutes the entire consideration
14 for the acquisition of the Property and shall relieve the County of all further obligations
15 or claims pertaining to the acquisition of the Property or pertaining to the location,
16 grade, or construction of the proposed public improvement.

17 4. This Agreement is made solely for the benefit of the Parties to this
18 Agreement and their respective successors and assigns, and no other person or entity
19 may have or acquired any right by virtue of this Agreement.

20 5. This Agreement shall not be changed, modified, or amended except upon
21 the written consent of the Parties hereto.

22 6. This Agreement is the result of negotiations between the Parties and is
23 intended by the Parties to be a final expression of their understanding with respect to
24 the matters herein contained. This Agreement supersedes any and all other prior
25 agreements and understandings, oral or written, in connection therewith. No provision
26 contained herein shall be construed against the County solely because it prepared this
27 Agreement in its executed form.
28

1 7. This Agreement shall be governed by the laws of the State of California.
2 Any action at law or in equity brought by either of the Parties for the purpose of
3 enforcing a right or rights provided for by this Agreement shall be tried in a court of
4 competent jurisdiction in the County of Riverside, State of California, and the Parties
5 hereby waive all provisions of law providing for a change of venue in such proceedings
6 to any other county.

7 8. Grantor and its assigns and successors in interest shall be bound by all
8 the terms and conditions contained in this Agreement, and all the Parties thereto shall
9 be jointly and severally liable thereunder.

10 9. This Agreement may be signed in counterpart or duplicate copies, and any
11 signed counterpart or duplicate copy shall be equivalent to a signed original for all
12 purposes.

13 (SIGNATURE PROVISIONS ON FOLLOWING PAGE;
14 REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

3
4 Dated: February 2, 2022

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: Jeff Hewitt

11 Jeff Hewitt, Chair
12 Board of Supervisors

By: Gregory P. Priamos

13 Its: General Fardien

14 Attest:

15 Kecia R. Harper
16 Clerk of the Board

17 By: Zeddy Martinez

18 Deputy

19 APPROVED AS TO FORM:

20 Gregory P. Priamos,
21 County Counsel

22 By: Ayo

23 Ryan Yabko
24 Deputy County Counsel

25 MR:dr/01282022/220TR/30.672
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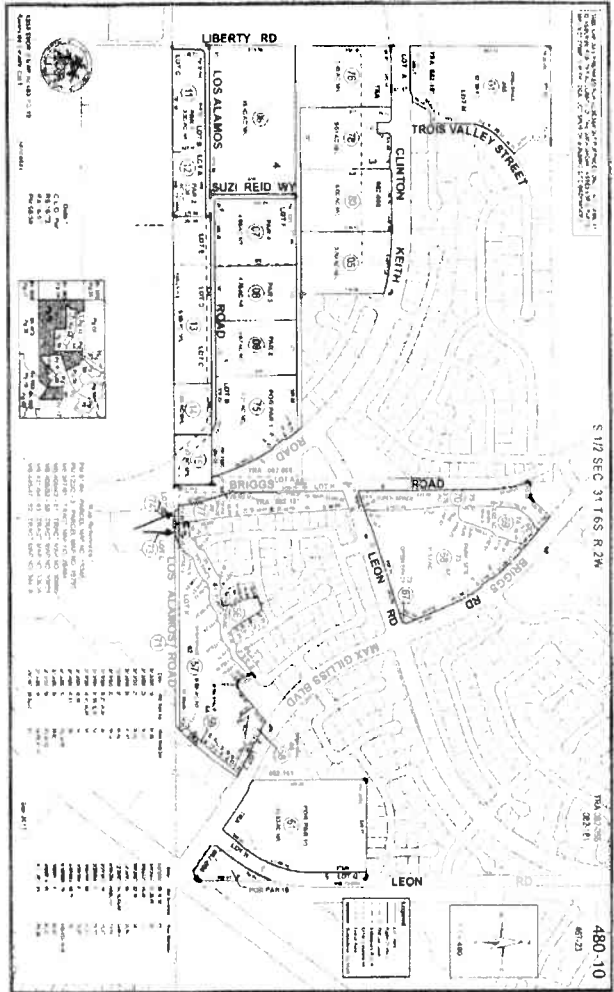
ATTACHMENT "1"
ASSESSOR'S PLAT MAPS

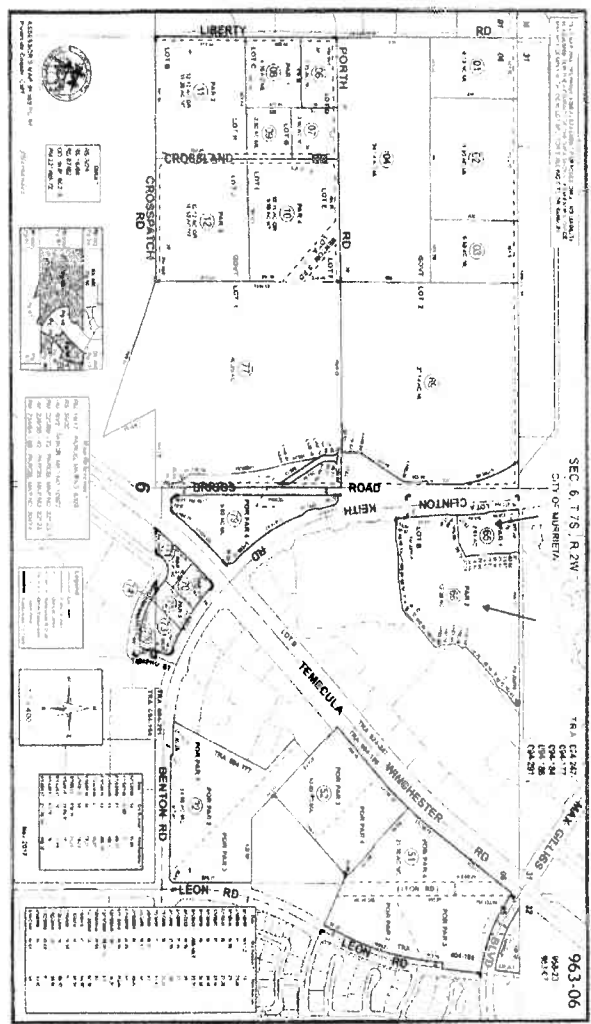
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This map is being furnished as an aid in locating the herein described land in relation to adjoining streets and other land and is not a survey of the land depicted. It is to be used in connection with a policy of title insurance is expressly provided by endorsement, if any, that the map does not show dimensions, distances, location of easements, acreage or other matters shown thereon.

Page 2 of 2
RECEIVED BY: RICHARD W. HARRIS, JR.
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ATTACHMENT "2"
LEGAL DESCRIPTION AND PLAT MAP
Parcel No. 04724-153P
Parcel No. 04724-153Q

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;

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" EASEMENT;

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 NORTHELY 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, P.L.S. 8455
4/29/2021

DATED:

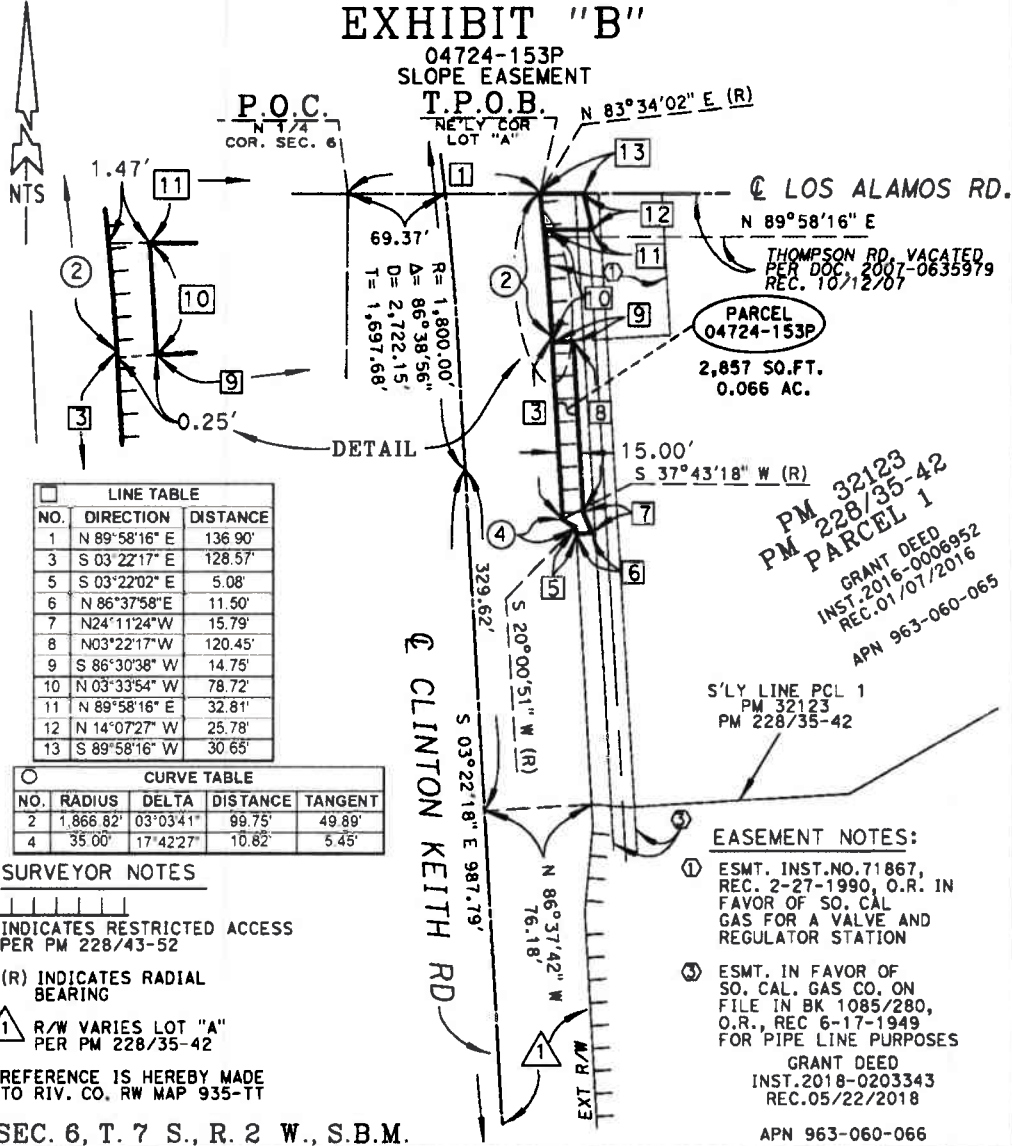


EXHIBIT "B"

04724-153P
SLOPE EASEMENT

T.P.O.B.

P.O.C.
COR. SEC. 6



LINE TABLE		
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	5.08'
6	N 86°37'58" E	11.50'
7	N 24°11'24" W	15.79'
8	N 03°22'17" W	120.45'
9	S 86°30'38" W	14.75'
10	N 03°33'54" W	78.72'
11	N 89°58'16" E	32.81'
12	N 14°07'27" W	25.78'
13	S 89°58'16" W	30.65'

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'

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.: 04724-153P

WO No.: B2-04724

SCALE: NTS

PREPARED BY: N.L.

DATE: APRIL, 2021

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

DATE: 4/29/2021



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 PARCEL 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;

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

THENCE NORTH 16°51'52" WEST, A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND AN INITIAL 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 TANGENCY, BEING THE TRUE POINT OF BEGINNING.

CONTAINING 2,320 SQUARE FEET, OR 0.053 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. 8435

4/29/2021

DATED:





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ATTACHMENT "3"
FORM OF DEEDS

Recorded at request of and return to:
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 92507

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Clinton Keith Extension
PARCEL: 04724-153Q
APN: 963-060-065 (portion of)

SLOPE EASEMENT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, SCOTT-MURRIETA SERVICE STATION, LP, a California limited partnership, as to a 40.0% interest, BONSALL SERVICE STATION, LP, a California limited Partnership, as to a 40.0% interest and MURRIETA MARKET PLACE HOLDINGS LP, a California limited partnership as to a 20.0% interest (collectively, "GRANTOR")

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, an easement for slope purposes, over, upon, across and within the real property in the County of Riverside, State of California, as more particularly described in Exhibit "A" and shown in Exhibit "B", attached hereto and made a part hereof (Slope Easement Area).

GRANTOR and GRANTOR'S successors and assigns shall not construct erect, place, maintain or permit the erection, placement, or maintenance of any building, earth fill or other structures on the Slope Easement Area. COUNTY and its contractors, agents and employees shall have free access to the Slope Easement Area and every part thereof, at all times, for the purposes of exercising the rights herein granted. GRANTOR and GRANTOR'S successors may improve the Slope Easement Area with landscaping including ground cover and shrubs - excluding any trees.

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153Q
APN: 963-060-065 (a portion of)

Dated: February 2, 2022

GRANTOR:
SCOTT-MURRIETA SERVICE
STATION, LP, a California
Limited Partnership, BONSAI
SERVICE STATION LP, a
California Limited Partnership
and MURRIETA MARKETPLACE
HOLDINGS LP, a California
Limited Partnership

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

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

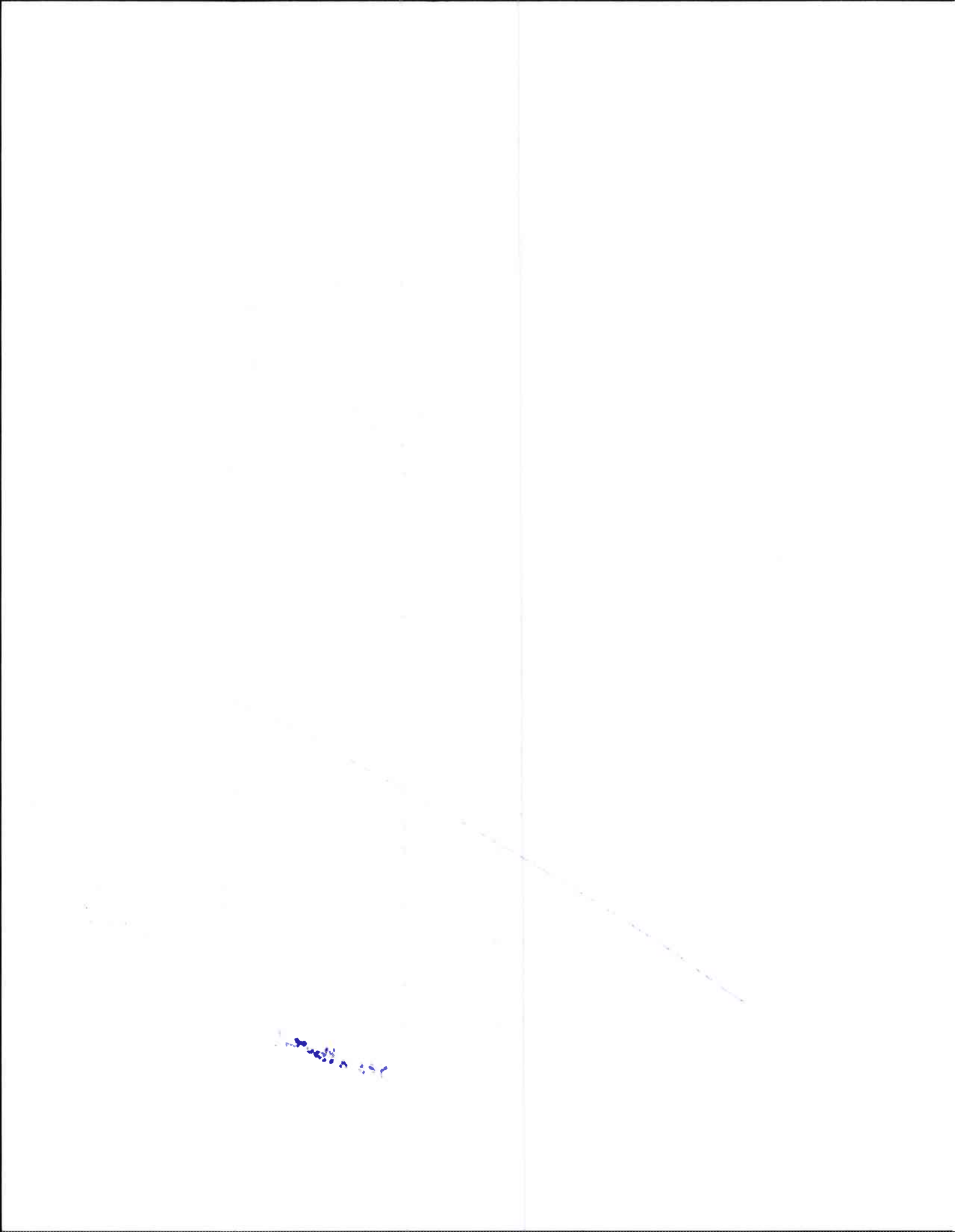
I certify under PENALTY OF PERJURY under the laws of
the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal:

Signature _____

See attached

Place Notary Seal Above



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On February 2, 2022 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

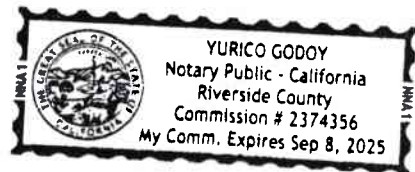
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Yurico Godoy

(Seal)



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PROJECT: Clinton Keith Extension Phase III

PARCEL: 04724-153Q

APN: 963-060-065 (a portion of)

PUBLIC ROAD AND UTILITY EASEMENT

**CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from 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 to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for public road, drainage and utility purposes, and subject to improvements in accordance with County standards, will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE

Mark Lancaster, Director of Transportation

By: _____

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 PARCEL 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;

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

THENCE NORTH 16°51'52" WEST, A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND AN INITIAL 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 TANGENCY, BEING THE **TRUE POINT OF BEGINNING**.

CONTAINING 2,320 SQUARE FEET, OR 0.053 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:



EXHIBIT "B"

04724-153Q
SLOPE EASEMENT



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

69.37'
R = 1,800.00'
Δ = 86°38'56"
D = 2,722.15'
T = 1,697.68'

S 37°43'18" W (R)

S 20°00'51" W (R)

PM 32123
PM 228/35-42
PARCEL 1

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

LINE TABLE		
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'

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'
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.

T.P.O.B.

CLINTON KEITH RD

PARCEL
04724-153Q
2,320 SQ.FT.
0.053 AC.

N 45°32'41" W (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

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.: 04724-153Q

WO No.: B2-04724

SCALE: NTS

PREPARED BY: N.L.

DATE: APRIL, 2021

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Timothy F. Rayburn

DATE: 4/29/2021



Recorded at request of and return to:
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 92507

FREE RECORDING

This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Clinton Keith Extension
PARCEL: 04724-153P
APN: 963-060-065 (portion of)

SLOPE EASEMENT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, SCOTT-MURRIETA SERVICE STATION, LP, a California limited partnership, as to a 40.0% interest, BONSALL SERVICE STATION, LP, a California limited Partnership, as to a 40.0% interest and MURRIETA MARKET PLACE HOLDINGS LP, a California limited partnership as to a 20.0% interest (collectively, "GRANTOR")

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, an easement for slope purposes, over, upon, across and within the real property in the County of Riverside, State of California, as more particularly described in Exhibit "A" and shown in Exhibit "B", attached hereto and made a part hereof (Slope Easement Area).

GRANTOR and GRANTOR'S successors and assigns shall not construct erect, place, maintain or permit the erection, placement, or maintenance of any building, earth fill or other structures on the Slope Easement Area. COUNTY and its contractors, agents and employees shall have free access to the Slope Easement Area and every part thereof, at all times, for the purposes of exercising the rights herein granted. GRANTOR and GRANTOR'S successors may improve the Slope Easement Area with landscaping including ground cover and shrubs - excluding any trees.

PROJECT: Clinton Keith Extension
PARCEL: 04724-153P
APN: 963-060-065 (a portion of)

Dated: February 2, 2022

GRANTOR:
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

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

See attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On February 2, 2022 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature

Yurico Godoy

(Seal)



1. 1000

2. 1000

3. 1000

4. 1000

5. 1000

6. 1000

7. 1000

8. 1000

9. 1000

10. 1000

11. 1000

PROJECT: Clinton Keith Extension
PARCEL: 04724-153P
APN: 963-060-065 (a portion of)

PUBLIC ROAD AND UTILITY EASEMENT

CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from 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 to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for public road, drainage and utility purposes, and subject to improvements in accordance with County standards, will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Mark Lancaster, Director of Transportation

By: _____

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;

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" EASEMENT;

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, P.L.S. 8455

4/29/2021

DATED:



EXHIBIT "B"

04724-153P
SLOPE EASEMENT

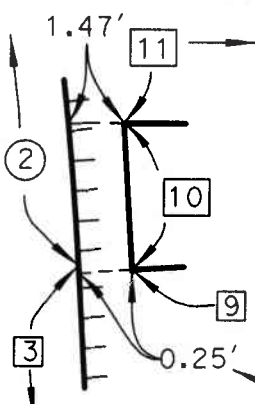
T.P.O.B.

P.O.C.

N 1/4
COR. SEC. 6

NE 1/4 COR.
LOT "A"

N 83°34'02" E (R)



69.37'
R = 1,800.00'
Δ = 86°38'56"
D = 2,722.15'
T = 1,697.68'

DETAIL

LOS ALAMOS RD.

N 89°58'16" E

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

PARCEL
04724-153P

2,857 SQ.FT.
0.066 AC.

LINE TABLE		
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	5.08'
6	N 86°37'58" E	11.50'
7	N 24°11'24" W	15.79'
8	N 03°22'17" W	120.45'
9	S 86°30'38" W	14.75'
10	N 03°33'54" W	78.72'
11	N 89°58'16" E	32.81'
12	N 14°07'27" W	25.78'
13	S 89°58'16" W	30.65'

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'

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.

CLINTON KEITH RD

S 03°22'18" E 987.79'

S 20°00'51" W (R)

EXT R/W

15.00'
S 37°43'18" W (R)

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

PM 32123
PM 228/35-42
PARCEL 1
GRANT DEED
INST. 2016-0006952
REC. 01/07/2016
APN 963-060-065

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.: 04724-153P

WO No.: B2-04724

SCALE: NTS

PREPARED BY: N.L.

DATE: APRIL, 2021

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Timothy F. Rayburn

DATE: 4/29/2021



CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

PROJECT: Clinton Keith Extension Project Phase III

PARCEL: 04724-153A, 04724-153B, 04724-153C,
04724-153D, 04724-153F, 04724-153G,
04724-153H, and 04724-153O

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

RIGHT OF WAY ACQUISITION AGREEMENT

This Right of Way Acquisition Agreement, ("Agreement"), is made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"), and SCOTT-MURRIETA SERVICE STATION, LP, a California Limited Partnership, as to a 40% Interest; BONSALL SERVICE STATION, LP, a California Limited Partnership, as to a 40% Interest; and MURRIETA MARKETPLACE HOLDINGS, LP, a California Limited Partnership, as to a 20% Interest, collectively Tenants in Common ("Grantor"). County and Grantor are sometimes collectively referred to as "Parties."

RECITALS

WHEREAS, Grantor owns that certain real property located at the Northwest side of Winchester Road/State Route 79, adjacent to future Clinton Keith Road, in the city of Murrieta, County of Riverside, State of California, as depicted on the Plat Map identified as Attachment "1," attached hereto and made a part hereof. The real property consists of 10.81 acres of land and known as Assessor's Parcel Number 963-450-021, 963-450-023, 963-450-025, 963-450-026, 963-450-027, 963-450-031, and 963-450-032 ("Property"); and is legal described as

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

JUN 14 2022 3.7

1 PARCEL 2: (APN 963-450-023) 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 3: (APN 963-450-025): A portion of lot 1 of lot line adjustment No. 18-
6 4903 recorded December 19, 2018 as document No. 18-440907 of official records , Lot
7 1 of said lot line adjustment No. 18-4903 and described as in the City of Murrieta,
8 County of Riverside, State of California, being that portion of parcel 1 of parcel map
9 No. 32-123-2 as per map filed in Book 228, pages 43-52, inclusive of parcel maps, in
10 the Office of the Assessor-County Clerk-Recorder of said County and

11 PARCEL 4: (APN 963-450-026) A portion of lot 1 of lot line adjustment No. 18-
12 4903 recorded December 19, 2018 as document No. 2018-490907, of official records,
13 said lot 1 being described as follows: In the city of Murrieta, county of Riverside, State
14 of California, being that portion of parcel 1 of parcel map no. 32123-2 as per map filed
15 in book 228, pages 43-52, inclusive, of parcel maps, in the office of the assessor-
16 county clerk-recorder of said county also said land is also known as lot 2 of lot line
17 adjustment LLA 18-4907, recorded December 19, 2018 as instrument No. 2018-
18 491588 and 2018-491882 of official records and

19 PARCEL 5: (APN 963-450-027) A portion of Lot 1 of lot line adjustment No. 18-
20 4903 recorded December 19, 2018 as instrument No.18-490907 of official records,
21 said lot 1 being described as follows: in the City of Murrieta, County of Riverside, State
22 of California, being all of parcels 2, 3 and 9, together with that portion of parcel L of
23 Parcel map No. 32123-2 as per map filed in book 228, Pages 43-52, inclusive, of
24 parcel maps, in the office of the Assessor-County Clerk-recorder of said County and
25 said land is also known as lot 3 of lot line adjustment LLA 18-4907, Recorded
26 December 19, 2018 as instrument No. 2018-491588 and 2018-491882 of official
27 records and
28

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

13 PARCEL 7: (APN 963-450-031) In the City of Murrieta, County of Riverside,
14 State of California, being a portion of Lot 4 of Lot Line Adjustment NO. LLA 118-4907
15 Recorded December 19, 2018 as Document No. 2018-0491882, of official records,
16 said lot 4 being described/4S Follows: In the City of Murrieta, County of Riverside,
17 State of California, being all of Parcels 4, 5 and 15 of Parcel Map No. 32123-2 as per
18 map filed in book 228, pages 43-52, inclusive, of parcel maps. Together with a portion
19 of lot 1 of lot line adjustment NO. LLA 18-4903 recorded December 19, 2018 as
20 document no. 2018-0490907 of official records, said lot 1 being described as follows: In
21 the City of Murrieta, County of Riverside, State of California, being that portion of
22 parcel 1 of parcel map no. 32123-2 as per map filed in Book 228, pages 43-52,
23 inclusive, of parcel maps, in the office of the assessor-county clerk-recorder of said
24 county, lying generally easterly and southerly.

25
26 WHEREAS, Grantor desires to sell to the County and the County desires to
27 purchase permanent fee interests and permanent slope easement interests of a portion
28 of the Property, for the purpose of constructing the Clinton Keith Extension Project

1 Phase III ("Project") as follows: Permanent fee title for road purposes in Parcels 04724-
2 153A, 04724-153B, 04724C, 04724-153D, and 04724-153O; Permanent slope
3 easement interests for road purposes in Parcels 04724-153F, 04724-153G, and
4 04724-153H, described on Attachment "2," attached hereto and made a part hereof
5 pursuant to the terms and conditions set forth herein ("ROW Property");
6

7 WHEREAS, concurrently with this Agreement, the Parties intend to enter into a
8 Temporary Construction Access Agreement to grant County the right to temporarily
9 use portions of the Property, as described therein, for the construction of the Project.
10

11 WHEREAS the parties previously entered a Possession and Use Agreement
12 dated December 7, 2021, granting possession to the County, which deposited Five
13 Hundred Eighty-Five Thousand Two Hundred Dollars (\$585,200) into escrow as just
14 compensation to Grantor.
15

16 WHEREAS, the County has reviewed the Project and determined that all
17 significant effects have been adequately addressed in the Supplement to the
18 Environmental Impact Report and the Addendum to the Supplement to the
19 Environmental Impact Report pursuant to the California Environmental Quality Act
20 ("CEQA"); and
21

22 WHEREAS the Effective Date is the date on which this Agreement is approved
23 and fully executed by County and Grantor as listed on the signature page of this
24 Agreement.
25

26 NOW, THEREFORE, in consideration of the payment and other obligations set
27 forth below, Grantor and County mutually agree as follows:
28

ARTICLE 1. AGREEMENT

1 1. Recitals. All the above recitals are true and correct and by this reference
2 are incorporated herein.

3 2. Consideration. For good and valuable consideration, Grantor agrees to
4 sell and convey to the County, and the County agrees to purchase from Grantor all of
5 the Right-of-Way Property described herein, under the terms and conditions set forth in
6 this Agreement. The full consideration for the Right-of-Way Property consists of the
7 purchase price amount for the real property interest to be acquired in the amount of Six
8 Hundred Eighty-One Thousand Two Hundred Dollars (\$681,200) ("Purchase Price").
9 The parties recognize the County previously deposited Five Hundred Eighty-Five
10 Thousand Two Hundred Dollars (\$585,200) towards the settlement and those funds
11 shall be applied to the Purchase Price as part of this agreement. Accordingly, Grantor
12 is to receive the remaining Ninety-Six Thousand Dollars (\$96,000) as full and final
13 consideration for the Right-of-Way Property, as further described in Section 3(B)(i).
14 The Purchase Price is to be distributed to Grantor in accordance with this Agreement.
15 Grantor will be responsible for any apportionment or allocation of the Purchase Price if
16 required for any separately held interests that may exist.

17 3. County Responsibilities:

18 A. Upon the mutual execution of this Agreement, County will open
19 escrow ("Escrow") with Lawyers Title Company ("Escrow Holder"). Promptly on the
20 Escrow Holder's request the Parties shall execute additional Escrow instructions as are
21 reasonably required to consummate the transaction contemplated by this Agreement
22 and are not inconsistent with this Agreement. In the event of any conflict between the
23 terms of this Agreement and any additional Escrow instructions, the terms of this
24 Agreement shall control. The Escrow Holder will hold all funds deposited by the
25 County in an escrow account ("Escrow Account") that is interest bearing and at a bank
26 approved by County with interest accruing for the benefit of County. The Escrow
27 Account shall remain open until all charges due and payable have been paid and
28 settled, any remaining funds shall be refunded to the County.

1 B. Upon the opening of Escrow, the County shall deposit the
2 Consideration as follows:

3 i. Purchase Price. Deposit into Escrow the Purchase
4 Price in the amount of Six Hundred Eighty-One Thousand Two Hundred Dollars
5 (\$681,200) less the previous deposit of Five Hundred Eighty-Five Thousand Two
6 Hundred Dollars (\$585,200) for a net deposit of Ninety-Six Thousand Dollars (\$96,000)
7 (the "Deposit").

8 ii. (the "Deposit").

9 C. On or before the date that Escrow is to close ("Close of Escrow"):

10 i. Closing Costs. County will deposit to Escrow Holder
11 amounts sufficient for all escrow, recording and reconveyance fees incurred in this
12 transaction, and if title insurance is desired by County, the premium charged, therefore.
13 Said escrow and recording charges shall not include documentary transfer tax as
14 County is exempt pursuant to California Government Code section 6103 and California
15 Revenue and Taxation Code section 11922.

16 ii. County will deposit all other such documents
17 consistent with this Agreement as are reasonably required by Escrow Holder or
18 otherwise to close escrow.

19 D. County will authorize the Escrow Holder to close Escrow and
20 release the Deposit to Grantor, in accordance with the provisions herein, and upon
21 satisfaction of all conditions by the parties.

22 E. At closing or Close of Escrow, County is authorized to deduct and
23 pay from amount shown in the Deposit, any amount necessary to satisfy and handle all
24 real property taxes, bonds, and assessments in the following manner:

25 i. All real property taxes shall be prorated, paid, and canceled
26 pursuant to the provisions of section 5081 et. seq., of the Revenue and Taxation Code.

1 ii. Pay any unpaid liens or taxes together with penalties, cost,
2 and interest thereon, and any bonds or assessments that are due on the date title is
3 transferred.

4 F. County shall direct Escrow Holder to disburse the Purchase Price
5 minus any and all charges due upon Close of Escrow in accordance with the escrow
6 instructions contained in this Agreement.

7 4. Grantor Responsibilities.

8 A. Execute and acknowledge, substantially in the form attached
9 hereto as Attachment "3" ("Deed"), Grant Deed for road purposes in favor of the
10 County of Riverside dated _____ identified as Parcel Numbers 04724-153A, 04724-
11 153B, 04724-153C, 04724-153D, and 04724-153O, Slope Easement Deeds for road
12 purposes in favor of the County of Riverside dated _____ identified as Parcel
13 Numbers 04724-153F, 04724-153G and 04724-153H and deliver deeds to the Escrow
14 Holder for recordation in the Official Records of the County Recorder of Riverside
15 County ("Official Records") upon Close of Escrow, with said Deed and the property
16 interests granted therein free and clear of all liens, encumbrances, easements, leases
17 (recorded or unrecorded), and taxes, except:

18 i. Those encumbrances and easements which, in the sole
19 discretion of the County, are acceptable.

20 ii. Current fiscal year, including personal property tax, if any,
21 and any further assessment thereto under Chapter 3.5 of Revenue and Taxation Code
22 of the State of California.

23 iii. Easements or rights of way of record over said land for
24 public or quasi-public utility or public street purposes, if any.

25 iv. Any items on the Preliminary Title Report (PTR) not
26 objected to by County in a writing provided to Escrow Holder before the Close of
27 Escrow.

1 v. Any other taxes owed whether current or delinquent are to
2 be made current.

3
4 B. Grantor shall indemnify, defend, protect, and hold the County of
5 Riverside, its Agencies, Districts, Departments, their respective directors, Board of
6 Supervisors, elected and appointed officials, employees, agents, representatives,
7 successors, and assigns free and harmless from and against any and all claims,
8 liabilities, penalties, forfeitures, losses, or expenses, including without limitation,
9 attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or
10 indirectly, by either (a) the presence of hazardous materials, toxic substances, or
11 hazardous substances in, within, under, or about the parcel for the presence of
12 hazardous materials, toxic substances, or hazardous substances as a result of
13 Grantor's use, storage, or generation of such materials or substances or (b) Grantor's
14 failure to comply with any federal, state, or local laws relating to such materials or
15 substances. For the purpose of this Agreement, such materials or substances shall
16 include without limitation hazardous substances, hazardous materials, or toxic
17 substances as defined in the Comprehensive Environmental Response,
18 Compensation, and Liability Act of 1980, as amended, 42 U.S.C. section 9601, et seq.;
19 the Hazardous Materials Transportation Act, 49 U.S.C. sections 5101 to 5128; the
20 Resource Conservation and Recovery Act, 42 U.S.C. sections 6901-87 (1988); and
21 those substances defined as hazardous wastes in section 25117 of the California
22 Health and Safety Code or hazardous substances in section 25316 of the California
23 Health and Safety Code; and in the regulations adopted in publications promulgated
24 pursuant to said laws.

25 C. Grantor shall indemnify, defend, protect, and hold the County of
26 Riverside, its Agencies, Districts, Departments, their respective directors, Board of
27 Supervisors, elected and appointed officials, employees, agents, representatives,
28 successors, and assigns free and harmless from and against any and all claims,

1 demands, causes of action, judgements, losses, liabilities, costs or expenses which
2 County may suffer, sustain, incur or otherwise become subject to (either directly or
3 indirectly) to the extent the same results from or arises out of any breach of Grantor's
4 representations, warranties, or covenants provided in this Agreement or any action or
5 omission by Grantor, its affiliates, agents, employees or representatives, or in
6 connection with Grantor's ownership and operation of the ROW Property. Grantor
7 warrants and covenants to County that Grantor owns all right, title, and interest in the
8 ROW Property, free and clear of all liens, mortgages, encumbrances, security
9 interests, and adverse claims, except for those set forth in Section 4(A) of Article 1
10 and has the right to transfer the ROW Property to County. Grantor further agrees that
11 Grantor will defend County's rights, title, and interest in the ROW Property against the
12 demands of anyone claiming through Grantor and any person who may lawfully claim
13 the same.

14 D. Grantor shall be obligated hereunder to pay for without limitation,
15 and whether foreseeable or unforeseeable, all costs of any required or necessitated
16 repair, clean-up, detoxification, or decontamination of the parcel, and the preparation
17 and implementation of any closure, remedial action, or other required plans in
18 connection therewith, and such obligation shall continue under the parcel has been
19 rendered in compliance with applicable federal, state, and local laws, statutes,
20 ordinances, regulations, and rules.

21 E. Grantor acknowledges that any and all monies payable under this
22 Agreement, up to and including the total amount of unpaid principal and interest on the
23 note secured by Deed of Trust recorded January 2, 2020 as Instrument No. 2020-
24 0000120 Official Records of Riverside County, shall, upon demand, be made payable
25 to the beneficiary entitled thereunder; said beneficiary to provide a partial
26 reconveyance as Assessor's Parcel Numbers 963-450-021, 963-450-023, 963-450-
27 025, 963-450-026, 963-450-027, 963-450-031, 963-450-032 and to furnish Grantor

1 with good and sufficient receipt showing said moneys credited against the
2 indebtedness secured by said Deed of Trust.

3 i. Grantor hereby authorizes and directs the
4 disbursement of funds which are demanded under the terms of said Deed of Trust.
5

6 F. Grantor acknowledges that any and all monies payable under this
7 Agreement, up to and including the total amount of unpaid principal and interest on the
8 note secured by Deed of Trust recorded July 10, 2020 as Instrument No. 2020-
9 0303061 Official Records of Riverside County, shall, upon demand, be made payable
10 to the beneficiary entitled thereunder; said beneficiary to provide a partial
11 reconveyance as Assessor's Parcel Number 963-450-021, 963-450-023, 963-450-025,
12 963-450-026, 963-450-027, 963-450-031, 963-450-032 and to furnish Grantor with
13 good and sufficient receipt showing said moneys credited against the indebtedness
14 secured by said Deed of Trust.
15

16 **Article 2. MISCELLANEOUS**

17 1. It is mutually understood and agreed by and between the Parties hereto
18 that the right of possession and use of the subject property by County, including the
19 right to remove and dispose of improvements, shall commence upon the execution of
20 this Agreement by all parties. The Purchase Price includes, but is not limited to, full
21 payment for such possession and use.

22 2. This Agreement embodies all of the considerations agreed upon between
23 the County and Grantor. This Agreement was obtained without coercion, promises
24 other than those provided herein, or threats of any kind whatsoever by or to either
25 party.

26 3. The performance of this Agreement constitutes the entire consideration
27 for the acquisition of the Property and shall relieve the County of all further obligations
28

1 or claims pertaining to the acquisition of the Property or pertaining to the location,
2 grade, or construction of the proposed public improvement.

3 4. This Agreement is made solely for the benefit of the Parties to this
4 Agreement and their respective successors and assigns, and no other person or entity
5 may have or acquired any right by virtue of this Agreement.

6 5. This Agreement shall not be changed, modified, or amended except upon
7 the written consent of the Parties hereto.

8 6. This Agreement is the result of negotiations between the Parties and is
9 intended by the Parties to be a final expression of their understanding with respect to
10 the matters herein contained. This Agreement supersedes any and all other prior
11 agreements and understandings, oral or written, in connection therewith. No provision
12 contained herein shall be construed against the County solely because it prepared this
13 Agreement in its executed form.

14 7. This Agreement shall be governed by the laws of the State of California.
15 Any action at law or in equity brought by either of the Parties for the purpose of
16 enforcing a right or rights provided for by this Agreement shall be tried in a court of
17 competent jurisdiction in the County of Riverside, State of California, and the Parties
18 hereby waive all provisions of law providing for a change of venue in such proceedings
19 to any other county.

20 8. Grantor and its assigns and successors in interest shall be bound by all
21 the terms and conditions contained in this Agreement, and all the Parties thereto shall
22 be jointly and severally liable thereunder.

23 9. This Agreement may be signed in counterpart or duplicate copies, and any
24 signed counterpart or duplicate copy shall be equivalent to a signed original for all
25 purposes.

26
27 (SIGNATURE PROVISIONS ON FOLLOWING PAGE;
28 REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

3
4 Dated: February 11, 2022

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: Jeff Hewitt

11 Jeff Hewitt, Chair
12 Board of Supervisors

By: Hagop Hoofian

13 Its: General Partner

14 Attest:

15 Kecia. R. Harper
16 Clerk of the Board

By: Judy Martinez

17 Deputy

18 APPROVED AS TO FORM:

19 ~~Gregory P. Priamos,~~
20 County Counsel

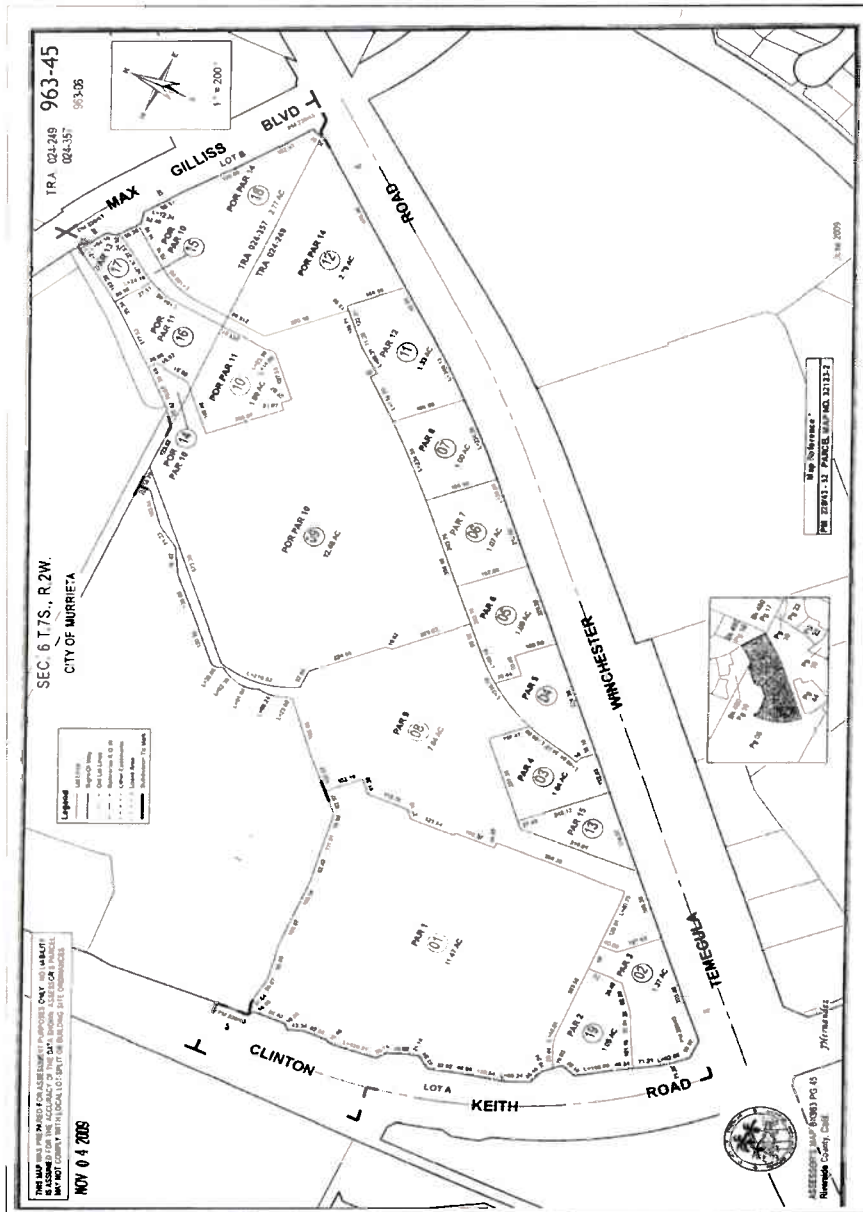
21 By: A. J. B.

22 Ryan Yabko
23 Deputy County Counsel

24
25
26
27 MR:sc/02072022/220TR/30.675
28

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ATTACHMENT "1"
ASSESSOR'S PLAT MAPS



This map/plat 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

963-45
963.06

TRA 024-247
024.327

SEC. 6, T.7S, R.2W, SEC. 31, T.6S, R.2W
CITY OF MURRIETA

THIS MAP WAS PREPARED FOR THE CITY OF MURRIETA BY THE CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SHOWN ON THIS MAP. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SHOWN ON THIS MAP.



Area	Area Number	Area Name
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21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28

Map Reference
FM 27043-52 THREE MAPS 20722-2



ASSESSOR'S MAP 0404 45
MURRIETA, CALIF.

PLAT MAP



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

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

EXHIBIT "A"
LEGAL DESCRIPTION
04724-153A

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

COURSE "B"

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.

COURSE "C"

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

CONTAINING 1,075 SQUARE FEET, OR 0.025 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HERBY 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 COURSES "A" THROUGH "C", INCLUSIVE, HEREINABOVE DESCRIBED.

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



EXHIBIT "B"

04724-153A

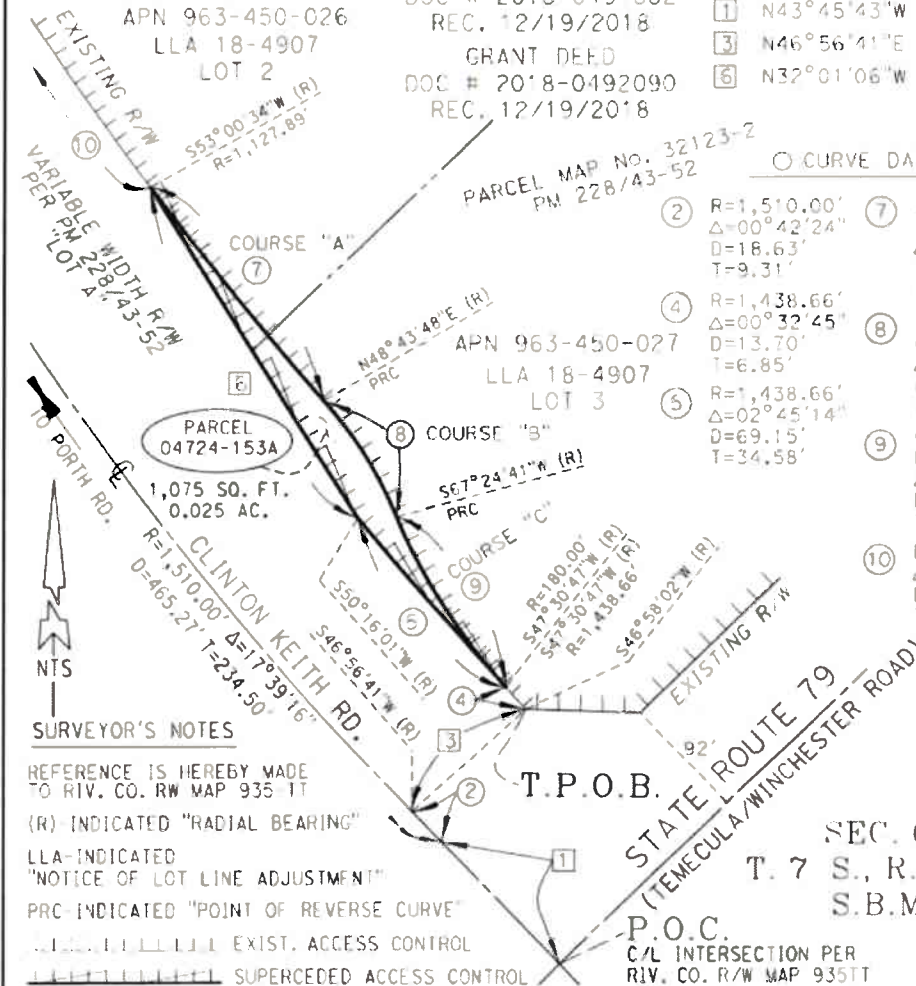
NOTICE OF LLA 18-4907
DOC # 2018-0491882
REC. 12/19/2018
GRANT DEED
DOC # 2018-0492090
REC. 12/19/2018

LINE DATA

- ① N43°45'43"W 111.63'
- ③ N46°56'41"E 70.88'
- ⑥ N32°01'06"W 119.70'

CURVE DATA

- ② R=1,510.00'
Δ=00°42'24"
D=18.63'
T=9.31'
- ④ R=1,438.66'
Δ=00°32'45"
D=13.70'
T=6.85'
- ⑤ R=1,438.66'
Δ=02°45'14"
D=69.15'
T=34.58'
- ⑦ COURSE "A"
R=1,127.89'
Δ=04°16'46"
D=84.24'
T=42.14'
- ⑧ COURSE "B"
R=130.00'
Δ=18°40'53"
D=42.39'
T=21.38'
- ⑨ COURSE "C"
R=180.00'
Δ=19°53'54"
D=62.51'
T=31.57'
- ⑩ 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"

LLA-INDICATED
"NOTICE OF LOT LINE ADJUSTMENT"

PRC-INDICATED "POINT OF REVERSE CURVE"

EXIST. ACCESS CONTROL

SUPERCEDED ACCESS CONTROL

STATE ROUTE 79
(TEMECULA/WINCHESTER ROAD)
SEC. 6,
T. 7 S., R. 2 W.,
S.B.M.
P.O.C.
C/L INTERSECTION PER
RIV. CO. R/W MAP 935TT

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.: 04724-153A

WO No.: B2-04724

SCALE: NTS

PREPARED BY: KLG/JAL

DATE: MARCH, 2021

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Timothy F. Rayburn

DATE: 2/04/2021



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 LINE 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 HEREIN, 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;

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 824 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.

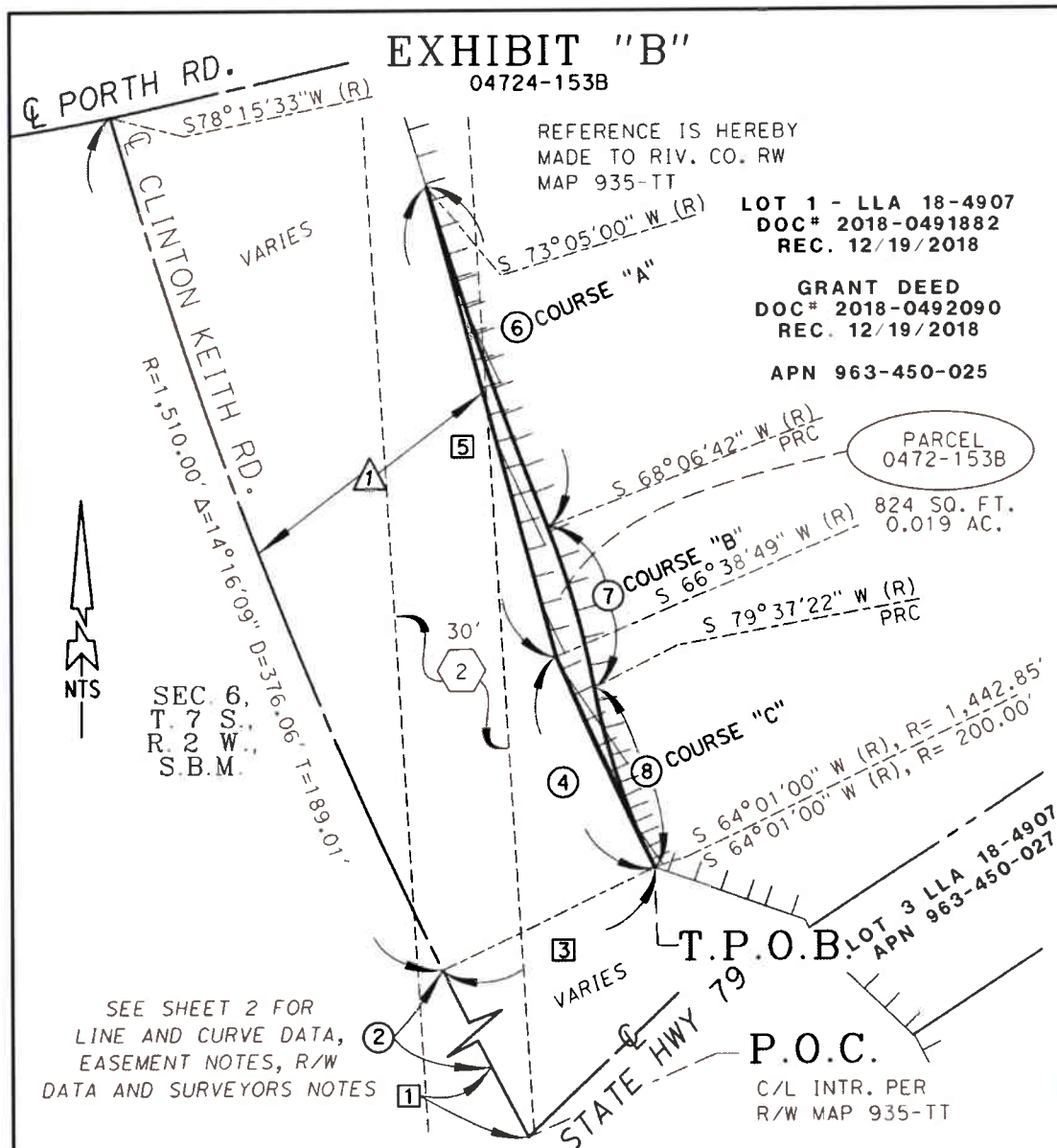
THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO CLINTON KEITH ROAD, OVER AND ACROSS HEREIN ABOVE DESCRIBED COURSES "A" THROUGH "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
4/26/2021
DATED _____





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

WO No.: B2-04724

SCALE: NTS

PREPARED BY: N.M.L.

DATE: APRIL, 2021

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

DATE: 4/26/2021



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'
6	1,150.00'	04°58'18"	99.79'	49.92'
7	250.00'	11°30'40"	50.23'	25.20'
8	200.00'	15°36'21"	54.47'	27.41'

COURSE "A"
COURSE "B"
COURSE "C"

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

RESTRICTED ACCESS
 SUPERCEDED
RESTRICTED ACCESS

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.: B2-04724

PROJECT: CLINTON KEITH ROAD

SCALE: NTS

PREPARED BY: N.M.L.

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

DATE: APRIL, 2021

APPROVED BY:

DATE: 4/26/2021

SHEET 2 OF 2



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.

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

DATED

3/04/2021



EXHIBIT "B"

04724-153C

P.O.C.

N 1/4
COR. SEC. 6

LOS ALAMOS RD

N 83°19'27" E (R)

EXISTING R/W



LINE DATA

- ① N 89°58'16" E 69.37'
- ③ S 03°22'18" E 987.77'
- ⑤ N 80°24'53" E (R) 76.00'
- ⑥ S 56°15'07" E 27.81'

CURVE DATA

- ② R= 1,800.00'
Δ= 03°18'15"
D= 103.80'
T= 51.32'
- ④ R= 1,510.00'
Δ= 06°12'49"
D= 163.76'
T= 81.96'
- ⑪ R= 1,510.00'
Δ= 02°09'20"
D= 56.81'
T= 28.52'
- ⑫ R= 1,510.00'
Δ= 08°22'09"
D= 220.51'
T= 110.48'

CLINTON KEITH ROAD

SEE SHEET 2 OF 2

LOT 4
L.L.A. 18-4903

APN: 963-450-023
GD INST. 2018-0491365
REC. 12/19/2018

T.P.O.B.

R/W

PARCEL
04724-153C

SEE SHEET 2 OF 3

PORIH RD

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:

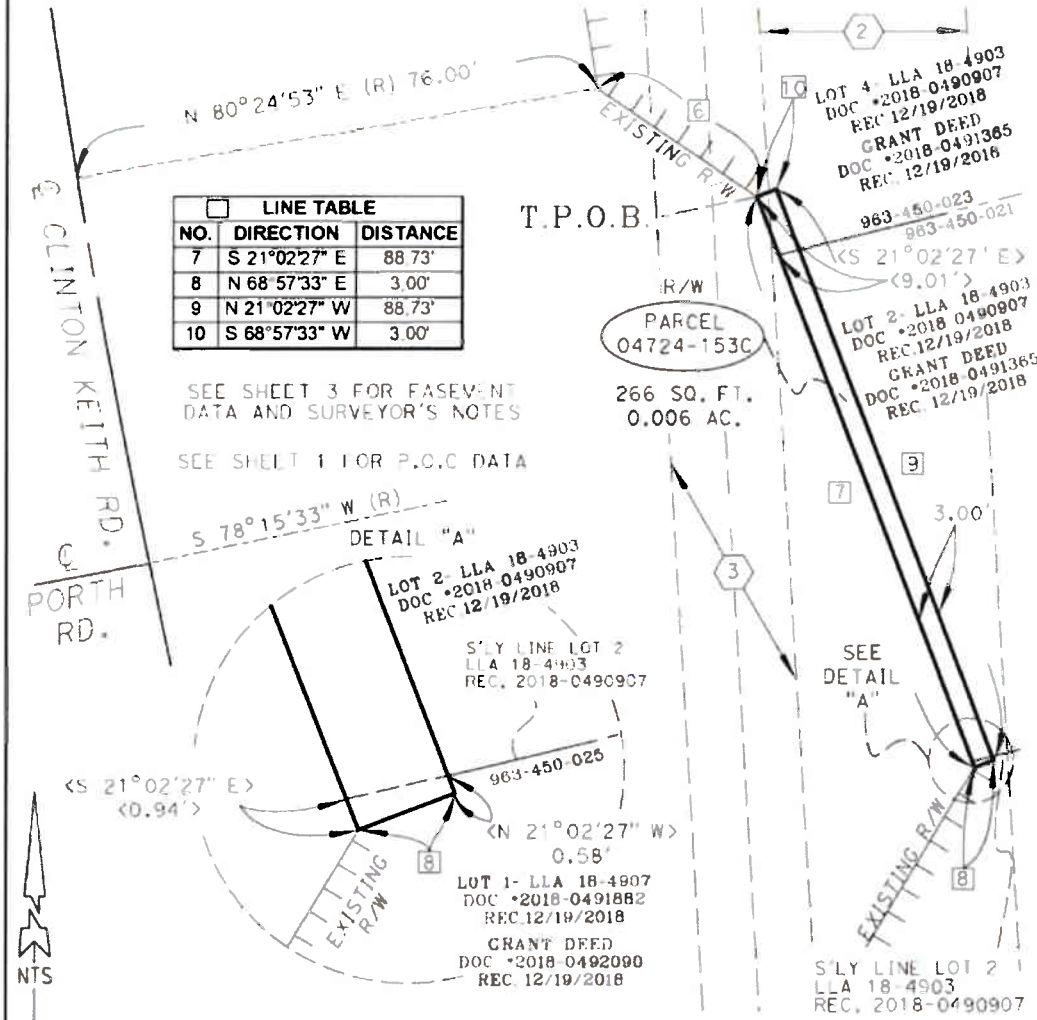
DATE: 3/04/2021

SHEET 1 OF 3



EXHIBIT "B"

04724-153C



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
NO No.: E2-04724	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>Sherry Hay 4 Rep</i> DATE: 3/04/2021
SHEET 2 OF 3	



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 "

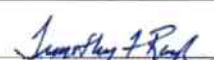
PCL No.: 04724-153C	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: B2-04724	PROJECT: CLINTON KEITH ROAD
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCELL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: N.W.L.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



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.

EXHIBIT "A"
LEGAL DESCRIPTION
04724-153D

CONTAINING 485 SQUARE FEET, OR 0.011 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HERBY 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 HEREIN DESCRIBED COURSE "C"

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



EXHIBIT "B"

04724-153D

LOS ALAMOS RD

P.O.C.

N 1/4
COR. SEC. 6

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



LINE DATA

- 1 N 89°58'16" E 69.37'
- 3 S 03°22'18" E 893.67'
- 4 N 86°37'42" E 67.43'
- 2 S 03°23'34" E 60.34'
- 13 S 03°22'18" E 15.10'

CURVE DATA

- 2 R= 1,800.00'
Δ= 03°18'15"
D= 103.80'
T= 51.92'
- 14 R= 1,510.00'
Δ= 08°22'09"
D= 220.57'
T= 110.48'

CLINTON KEITH ROAD
(PER RIV.CO. RW MAP 935TT)

PARCEL
04724-153D

485 SQ.FT.
0.011 AC.

SEE SHEET 2 OF 2

T.P.O.B.

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

PM 32123-2
PM 228/43 52
PARCEL 1

S78°15'33" E (R)

PORTH RD

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

WC No.: B2-04724

PROJECT: CLINTON KEITH ROAD

SCALE: NTS

PREPARED BY: H. FINN

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

DATE: MARCH, 2021

APPROVED BY:

DATE:

SHEET 1 OF 2



EXHIBIT "B"

04724-153D

P.O.C.

SEE SHEET 1 OF 2

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

NTS

COURSE "A"

COURSE "B"

COURSE "C"

LINE TABLE		
NO.	DIRECTION	DISTANCE
3	S 03°22'18" E	893.67'
4	N 86°37'42" E	67.43'
5	N 41°38'27" E	18.86'
6	N 03°23'34" W	26.06'
7	N 86°46'18" E	19.50'
8	S 03°23'34" E	9.35'
9	S 41°38'27" W	36.75'
10	S 03°23'34" E	24.57'
11	N 21°48'09" W	21.67'
12	N 03°23'34" W	60.34'

SURVEYOR'S NOTES

INDICATES RESTRICTED ACCESS PER PM 228/43-52

INDICATES RESTRICTED ACCESS PER PM 228/43-52

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

(R) INDICATES RADIAL BEARING

EASEMENT NOTES:

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

CLINTON KEITH ROAD

S 03°22'18" E

PARCEL 04724-153D

485 SQ.FT.
0.011 AC.

R/W VARIES LOT "A" PER PM 228/43-52 COURSE "B"

COURSE "A"

T.P.O.B.

4

43.33'

N 21°48'09" W
21.66'

EXISTING R/W

2.00'

16.5'

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

WC 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:

DATE:

SHEET 2 OF 2



Timothy F. Rayburn

3/14/2021

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, P.L.S. 8455

3/04/2021
DATED



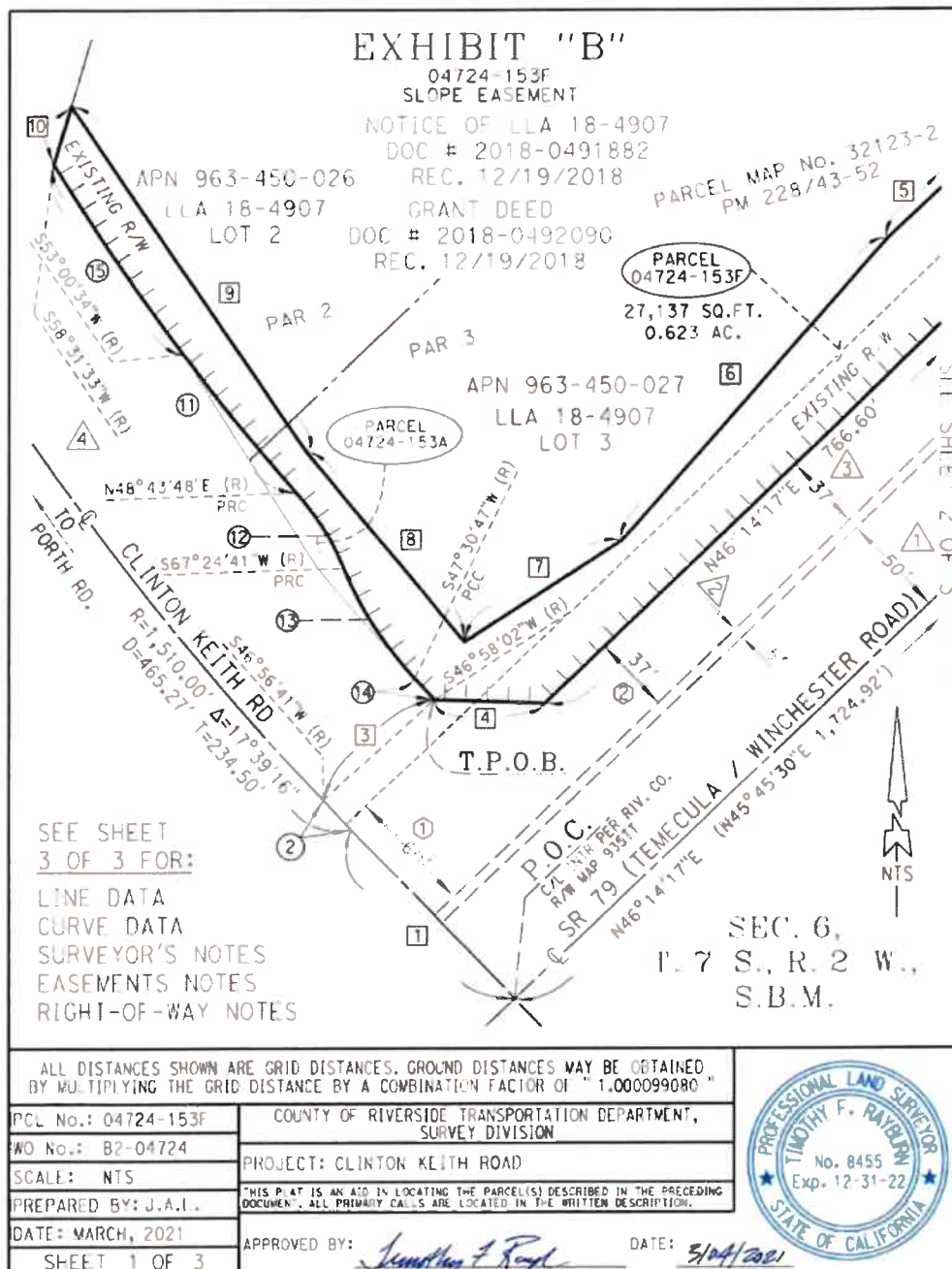


EXHIBIT "B"

04724-153F
SLOPE EASEMENT

NOTICE OF LLA 18-4908
DOC # 2018-0492425
REC. 12/19/2018

GRANT DEED
DOC # 2018-0493964
REC. 12/20/2018

PARCEL MAP No. 32123-2
PM 228/43-52

APN 963-450-031
LLA 18-4908
LOT 2

APN 963-450-032
LLA 18-4908
LOT 3

PARCEL
04724-153F

27,137 SQ.FT.
0.623 AC.

APN 963-450-027
LLA 18-4907
LOT 3

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

SEE SHEET
3 OF 3 FOR:
LINE DATA
CURVE DATA
SURVEYOR'S NOTES
EASEMENTS NOTES
RIGHT-OF-WAY NOTES



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.: 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: J.A.L.

DATE: MARCH, 2021

APPROVED BY:

Timothy F. Rayburn

DATE: 2/04/2021

SHEET 2 OF 3



EXHIBIT "B"

04724-153F
SLOPE EASEMENT

△ 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 31' 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

□ LINE DATA

- ① N 43°45'43" W 111.43'
- ② N 46°56'41" E 70.88'
- ③ S 88°07'54" E 52.31'
- ④ S 47°01'44" W 167.48'
- ⑤ S 41°21'44" W 189.28'
- ⑥ S 57°03'10" W 88.63'
- ⑦ N 39°32'33" W 116.57'
- ⑧ N 34°14'02" W 197.72'
- ⑨ S 16°26'40" W 18.00'

○ EASEMENT NOTES

- ① A 60' EASEMENT IN FAVOR OF RAUL 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

○ 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=1,438.66' Δ=00°32'45" D=13.70' T=6.85'
- ⑬ R=130.00' Δ=18°40'53" D=42.39' T=21.38'
- ⑭ 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"
LIA-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.: 04/24-153F	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. Rayburn</i>
DATE: MARCH, 2021	DATE: 3/10/2021
SHEET 3 OF 3	



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

AN EASEMENT FOR SLOPE PURPOSES OVER 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, 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, 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 AND THE **TRUE POINT OF BEGINNING**;

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

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

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

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

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

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

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

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

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



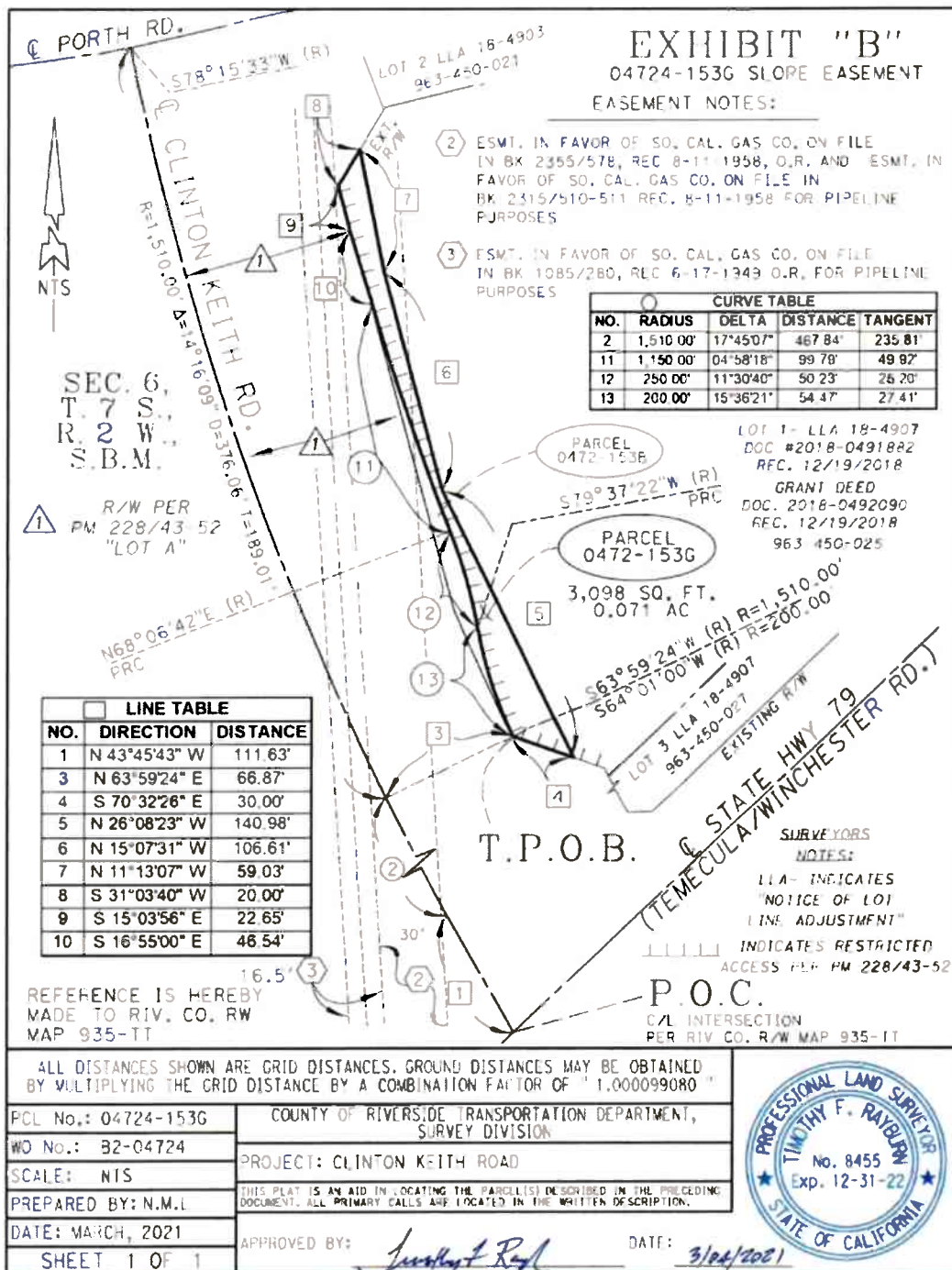


EXHIBIT "A"
LEGAL DESCRIPTION
04724-153H
SLOPE EASEMENT

AN EASEMENT FOR SLOPE 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°58'16" 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 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" AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 48°22'48" EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD AS SHOWN BY PARCEL MAP 32123-2, ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 43 THROUGH 52, INCLUSIVE, SAID OFFICIAL RECORDS, A DISTANCE OF 14.96 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 03°23'34" EAST, A DISTANCE OF 60.34 FEET;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 86°46'18" EAST, A DISTANCE OF 19.50 FEET;

THENCE SOUTH 03°23'34" EAST, A DISTANCE OF 9.35 FEET;

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

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

THENCE SOUTH 21°48'09" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.67 FEET TO AN ANGLE POINT THEREIN;

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 RADIALY TO, HEREINABOVE DESCRIBED COURSE "A",

THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 04°06'34", 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

DATED: 3/14/2021



EXHIBIT "B"

04724-153H
SLOPE EASEMENT

LOS ALAMOS RD

P.O.C.

N 1/4
COR. SEC. 6

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

T.P.O.B.

NTS

LINE DATA

- ① N 89°58'16" E 69.37'
- ③ S 03°22'18" E 780.28'
- ④ N 86°37'42" E 67.07'
- ⑤ S 48°22'48" E 4.37'
- ②③ S 03°22'18" E 207.49'

CURVE DATA

- ② R= 1,800.00'
Δ= 03°18'15"
D= 103.80'
T= 51.92'
- ②④ R= 1,510.00'
Δ= 08°22'09"
D= 220.57'
T= 110.48'

CLINTON KEITH ROAD

EXISTING R/W

EXISTING R/W

SLOPE

PARCEL
04724-153H

PARCEL
04724-153D

SEE DETAIL
SHEET 2 OF 3

APN: 983-450-023
LOT 4- LLA 18-4903
DOC. NO. 2018-0490907
REC. 12/19/2018

GRANT DEED
DOC. NO. 2018-0491365
REC. 12/19/2018

PORTH RD

S 78°15'33" W (R)

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

PCI No.: 04724-153H

WG No.: 82-04724

SCALE: NTS

PREPARED BY: N.M.I.

DATE: MARCH, 2021

SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Landray F. Ray

DATE:

3/24/2021



T.P.O.B.

EXHIBIT "B"
04724-153H SLOPE EASEMENT



SEE DETAIL "B"
ON SHEET 3

SEE DETAIL "A"
ON SHEET 3

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

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

SEE SHEET 3
LINE AND CURVE DATA

RIGHT-OF-WAY NOTES:

△ R/W VARIES LOT "A"
PER PM 228/43-52

SURVEYOR'S NOTES

(R) INDICATES RADIAL
BEARING

REFERENCE IS HEREBY
MADE TO RIV. CO.
RW MAP 935-11

INDICATES RESTRICTED
ACCESS PER
PM 228/43-52

CLINTON KEITH RD

COURSE "A"

EXISTING R/W

SLOPE ESM1

PARCEL

04724-153H

9,190 SQ. FT.
0.21 AC.

S85°33'00"W (R)

S84°33'02"W (R)

S80°26'28"W (R)

APN 963-450-023
LOT 2- 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.: 04724-153H

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

W: No.: B2-04724

PROJECT: CLINTON KEITH ROAD

SCALE: NTS

PREPARED BY: N.M.L.

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

DATE: MARCH, 2021

APPROVED BY:

DATE: 3/04/2021

SHEET 2 OF 3

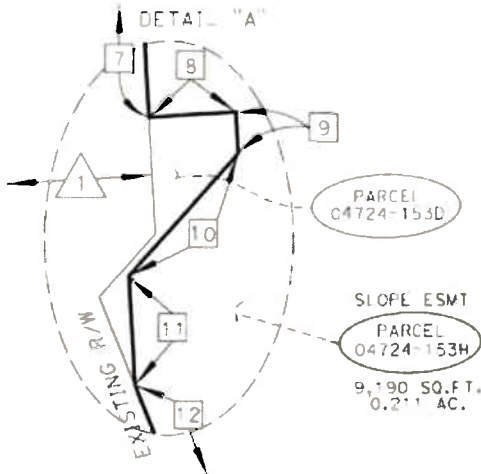


EXHIBIT "B"

04724-153H
SLOPE EASEMENT

EASEMENT NOTES:

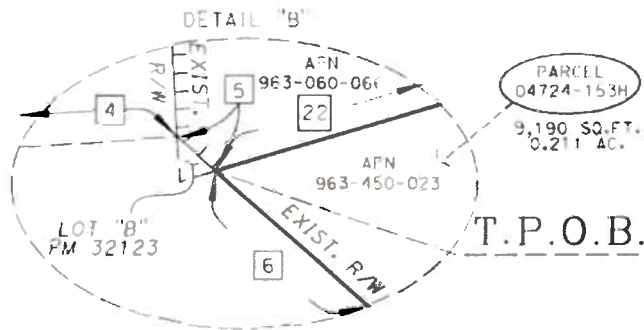
- ② ESMT. IN FAVOR OF
SO. CAL. GAS CO. ON
FILE IN BK 2355/578,
O.R., REC 8-11-1958
AND
ESMT. IN FAVOR OF
SO. CAL. GAS CO. ON
FILE IN BK 2315/510-511
O.R., REC. 8-11-1958 FOR
PIPELINE PURPOSES
- ③ ESMT. IN FAVOR OF
SO. CAL. GAS CO. ON
FILE IN BK 1085/280,
O.R., REC 6-17-1949 FOR
PIPELINE PURPOSES



LINE TABLE		
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 19°00'17" W	40.67'
22	S 73°19'04" W	31.63'

CURVE TABLE				
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

WD No.: B2-04724

SCALE: NTS

PREPARED BY: N.M.L.

DATE: MARCH, 2021

SHEET 3 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Timothy F. Rayburn

DATE: 3/04/2021



EXHIBIT "A"
LEGAL DESCRIPTION
04724-1530

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**;

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, P.L.S. 8455

3/04/2021
DATED



EXHIBIT "B"

04724-1530

N 1/4
COR. SEC. 6

N 89°58'16" E
69.37'

N 89°58'16" E 0.01'

LOS ALAMOS RD.

N 83°19'27" E (R)

N 83°17'51" E (R)

R= 1,800.00'
Δ= 03°18'15"
T= 51.92'
L= 103.80'

R= 1,799.82'
Δ= 03°19'38"
T= 52.27'
L= 104.52'

PM 32123
PM 228/35-42



CURVE DATA

- ① R= 1,800.00'
Δ= 86°38'56"
D= 2,722.15'
T= 1,697.68'
L= 1,697.68'
- ② R= 1,510.00'
Δ= 40°23'25"
T= 555.43'
L= 1,064.47'
- ③ R= 1,510.00'
Δ= 34°29'15"
T= 468.69'
L= 908.90'

SURVEYOR NOTES

(R) INDICATES RADIAL BEARING

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

CURVE DATA

- ④ R= 1,509.85'
Δ= 34°29'25"
D= 908.88'
T= 468.68'
- ⑤ R= 1,509.85'
Δ= 40°23'08"
D= 1064.23'
T= 555.30'

CLINTON KEITH RD
(C/L PER RIV. CO. MAP 935-TT)

(N/LY LINE LOT "A" PER PM 32123-2)

S 80°41'52" E (R) 0.03'

RW DEED 0472-029A

PARCEL 0472-057728

INST NO 2008-057728

REC 10/30/2008

(E/LY LINE PAR 0472-029A)

N 43°45'43" W 56.63'

T.P.O.B.

SE/LY COR. PAR. 0472-029A

N 43°45'43" W 55.00'

P.O.C.

C/L INTR PER RIV. CO. R/W MAP 935-TT

PARCEL 04724-1530
69 SQ. FT.
0.002 AC.

CLINTON KEITH RD
(C/L PER PM 32123-1)

PM 32123-2
PM 228/43-52

NW/LY R/W LINE PER INST. NO. 55807 REC. 5/14/1975

S 43°45'38" E 56.60'

S 46°14'17" W 0.04'

STATE ROUTE 79

N 46°14'17" E (WINCHESTER ROAD)

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.: 04724-1530

Map No.: B2-04724

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2021

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

DATE:

Timothy F. Rayburn

3/24/2021



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ATTACHMENT "3"

FORM OF DEEDS

Grant Deed 153A

Grand Deed 153B

Grant Deed 153C

Grant Deed 153D

Grant Deed 153O

Slope Easement Deed 153F

Slope Easement Deed 153G

Slope Easement Deed 153H

Recorded at request of and return to:
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 92507

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Clinton Keith Extension
Phase III
PARCEL: 04724-153D
APN: 963-450-023 (portion of)

GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

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

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153D
APN: 963-450-023 (portion of)

Dated: February 11, 2022

GRANTOR:
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

Hagop Koflanali

[Insert Grantor's Name]

Hagop Koflanali

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary
Public, personally _____, who proved to

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

please see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

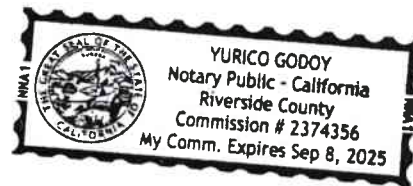
On February 11, 2022 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature *Yurico Godoy* (Seal)



PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153D
APN: 963-450-023 (portion of)

**CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from 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 to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Mark Lancaster, Director of Transportation

By: _____

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**.

EXHIBIT "A"
LEGAL DESCRIPTION
04724-153D

CONTAINING 485 SQUARE FEET, OR 0.011 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HERBY 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 HEREIN DESCRIBED COURSE "C".

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:



04724-153D

04724-153D

P.O.C.

N 1/4

COR. SEC. 6

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

☐ LINE DATA

- | | | | | |
|----|---|-----------|---|---------|
| 1 | N | 89°58'16" | E | 69.37' |
| 3 | S | 03°22'18" | E | 893.67' |
| 4 | N | 86°37'42" | E | 67.43' |
| 12 | S | 03°23'34" | E | 60.34' |
| 13 | S | 03°22'18" | E | 15.10' |

○ CURVE DATA

- (2) $R = 1,800.00'$
 $\Delta = 03^\circ 18' 15''$
 $D = 103.80'$
 $T = 51.92'$
- (14) $R = 1,510.00'$
 $\Delta = 08^\circ 22' 09''$
 $D = 220.57'$
 $T = 110.48'$

CLINTON KEITH ROAD
(PER RIV.CO. RW MAP 935TT)

EXISTING R/W

-convicting R/W

PARCEL
04724-153D

485 SQ.FT.
0.011 AC.

SEE SHEET 2 OF 2

T.P.O.B.

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

PM 32123-2
PM 228/43-52

PARCEL 1

S78°15'33"E (R)

PORTH RD

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

WO No.: B2-04724

SCALE: NTS

PREPARED BY: H. FINN

DATE: MARCH, 2021

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

DATE:

3/04/2021



EXHIBIT "B"

04724-153D

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

P.O.C.
SEE SHEET 1 OF 2

LINE TABLE		
NO.	DIRECTION	DISTANCE
3	S 03°22'18" E	893.67'
4	N 86°37'42" E	67.43'
5	N 41°38'27" E	18.86'
6	N 03°23'34" W	26.06'
7	N 86°46'18" E	19.50'
8	S 03°23'34" E	9.35'
9	S 41°38'27" W	36.75'
10	S 03°23'34" E	24.57'
11	N 21°48'09" W	21.67'
12	N 03°23'34" W	60.34'

SURVEYOR'S NOTES

INDICATES RESTRICTED
ACCESS PER
PM 228/43-52

INDICATES RESTRICTED
ACCESS PER
PM 228/43-52

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

(R) INDICATES RADIAL
BEARING

EASEMENT NOTES:

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

CLINTON KEITH ROAD

S 03°22'18" E

R/W VARIES
LOT "A"
PER PM 228/43-52
COURSE "B"

T.P.O.B.

PARCEL
04724-153D

485 SQ.FT.
0.011 AC.

N 21°48'09" W
21.66'

EXISTING R/W

COURSE "C"

16.5'

2.00'

3

NTS

COURSE "A"

COURSE "B"

COURSE "C"

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

DATE: MARCH, 2021

APPROVED BY:

DATE: 3/04/2021

SHEET 2 OF 2



Recorded at request of and return to:
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 92507

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Clinton Keith Extension
Phase III
PARCEL: 04724-153B
APN: 963-450-025
(portion of)

GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

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

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153B
APN: 963-450-025 (a portion of)

Dated: February 11/2022

GRANTOR:
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

Hagop Koflanali

[Insert Grantor's Name]

Hagop Koflanali

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary
Public, personally _____ appeared

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

please see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

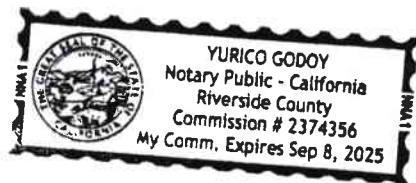
On February 11, 2022 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature *Yurico Godoy* (Seal)



PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153B
APN: 963-450-025 (a portion of)

CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from 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 to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Mark Lancaster, Director of Transportation

By: _____

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 LINE 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 HEREIN, 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;

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: 824 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
4/26/2021

DATED:



EXHIBIT "B"

04724-153B

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

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
0472-153B

824 SQ. FT.
0.019 AC.

Q PORTH RD.
S 78° 15' 33" W (R)

CLINTON KEITH RD.
VARIES
R=1,510.00', Δ=14° 16' 09" D=376.06' T=189.01'



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

⑥ COURSE "A"
S 73° 05' 00" W (R)

⑦ COURSE "B"
S 68° 06' 42" W (R) PRC

⑦ COURSE "B"
S 66° 38' 49" W (R)

⑦ COURSE "B"
S 79° 37' 22" W (R) PRC

⑧ COURSE "C"
S 64° 01' 00" W (R), R=1,442.85'

⑧ COURSE "C"
S 64° 01' 00" W (R), R=200.00'

T.P.O.B. LOT 3 LLA 18-4907
APN 963-450-027

P.O.C.

C/L INTR. PER
R/W MAP 935-TT

SEE SHEET 2 FOR
LINE AND CURVE DATA,
EASEMENT NOTES, R/W
DATA AND SURVEYORS NOTES

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

WO No.: B2-04724

SCALE: NTS

PREPARED BY: N.M.L.

DATE: APRIL, 2021

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Timothy F. Rayburn

DATE: 4/26/2021



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'
COURSE "B"	7	250.00'	11°30'40"	50.23'
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:

- 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

SURVEYORS NOTES

RESTRICTED ACCESS

SUPERCEDED
RESTRICTED ACCESS

LLA - INDICATES, "NOTICE OF LOT LINE ADJUSTMENT"

(R) - INDICATES, RADIAL BEARING

R/W DATA

R/W PER
PM 228/43-52
"LOT 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.: 04724-153B

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: B2-04724

PROJECT: CLINTON KEITH ROAD

SCALE: NTS

PREPARED BY: N.M.L.

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

DATE: APRIL, 2021

APPROVED BY:

DATE: 4/26/2021

SHEET 2 OF 2



Recorded at request of and return to:
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 92507

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Clinton Keith Extension
Phase III
PARCEL: 04724-153 O
APN: 963-450-021, 963-450-023,
963-450-025, 963-450-026
and 963-450-027 (portion of)

GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

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

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153 O
APN: 963-450-021, 963-450-023,
963-450-025, 963-450-026
and 963-450-027 (portion of)

Dated: February 11, 2022

GRANTOR:
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

Hagop K. Kordanal
[Insert Grantor's Name]
Hagop Kordanal

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

please see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

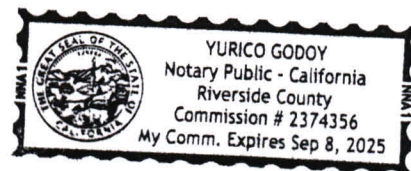
On February 11, 2022 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature *Yurico Godoy* (Seal)



PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153 O
APN: 963-450-021, 963-450-023,
963-450-025, 963-450-026
and 963-450-027 (portion of)

**CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from 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 to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Mark Lancaster, Director of Transportation

By: _____

EXHIBIT "A"
LEGAL DESCRIPTION
04724-1530

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**.

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, P.L.S. 8455

3/04/2021
DATED:



EXHIBIT "B"

04724-1530

N 1/4
COR. SEC. 6

N 89°58'16" E
69.37'

N 89°58'16" E 0.01'

LOS ALAMOS RD.

N 83°19'27" E (R)

R= 1,800.00'
Δ= 03°18'15"
T= 51.92'
L= 103.80'

N 83°17'51" E (R)

R= 1,799.82'
Δ= 03°19'38"
T= 52.27'
L= 104.52'

PM 32123
PM 228/35-42



○ CURVE DATA

- ① R= 1,800.00'
Δ= 86°38'56"
D= 2,722.15'
T= 1,697.68'
- ② R= 1,510.00'
Δ= 40°23'25"
T= 555.43'
L= 1064.47'
- ③ R= 1,510.00'
Δ= 34°29'15"
T= 468.69'
L= 908.90'

SURVEYOR NOTES

(R) INDICATES RADIAL BEARING

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

○ CURVE DATA

- ④ R= 1,509.85'
Δ= 34°29'25"
D= 908.88'
T= 468.68'
- ⑤ R= 1,509.85'
Δ= 40°23'08"
D= 1064.23'
T= 555.30'

BRIGGS RD.
EXISTING R/W
PM 18/17

CLINTON KEITH RD
(C/L PER RIV. CO. MAP 935TT)

(N'LY LINE LOT "A" PER PM 32123-2)
S 80°43'52" W (R)
R= 1,500.00'

PARCEL 0472-029A
INST. NO. 2008-057728
REC. 10/30/2008

(E'LY LINE PAR 0472-029A)

N 43°45'43" W 56.63'

T.P.O.B.

SE'LY COR PAR. 0472-029A

N 43°45'43" W 55.00'

P.O.C.

C/L INTR PER
RIV. CO. R/W MAP 935TT

PARCEL
04724-1530
69 SQ. FT.
0.002 AC.

PM 32123-2
PM 228/43-52

CLINTON KEITH RD
(C/L PER PM 32123-1)

PM 32123-1
PM 221/69-72

NW'LY R/W LINE
PER INST. NO. 55807 REC. 5/14/1975

S 43°45'38" E 56.60'

S 46°14'17" W 0.04'

STATE ROUTE 79
(WINCHESTER ROAD)

T. 7 SEC. 6
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.: 04724-1530

WO No.: B2-04724

SCALE: NTS

PREPARED BY: H.FINN

DATE: MARCH, 2021

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Timothy F. Rayburn

DATE:

3/04/2021



Recorded at request of and return to:
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 92507

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Clinton Keith Extension
Phase III
PARCEL: 04724-153C
APN: 963-450-021, 963-450-023,
and 963-450-025 (portion of)

GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

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

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153C
APN: 963-450-021, 963-450-023,
and 963-450-025 (a portion of)

Dated: February 11, 2022

GRANTOR:
SCOTT-MURRIETA SERVICE
STATION, LP, a California
Limited Partnership, BONSAI
SERVICE STATION LP, a
California Limited Partnership
and MURRIETA MARKETPLACE
HOLDINGS LP, a California
Limited Partnership

Hagop Koflanali

[Insert Grantor's Name]

Hagop Koflanali

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary
Public, personally appeared

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

*Please see
attached*

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

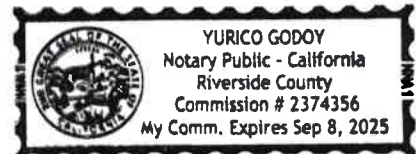
On February 11, 2022 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Yurico Godoy (Seal)



PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153C
APN: 963-450-021, 963-450-023
and 963-450-025 (a portion of)

CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from 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 to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Mark Lancaster, Director of Transportation

By: _____

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.

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:

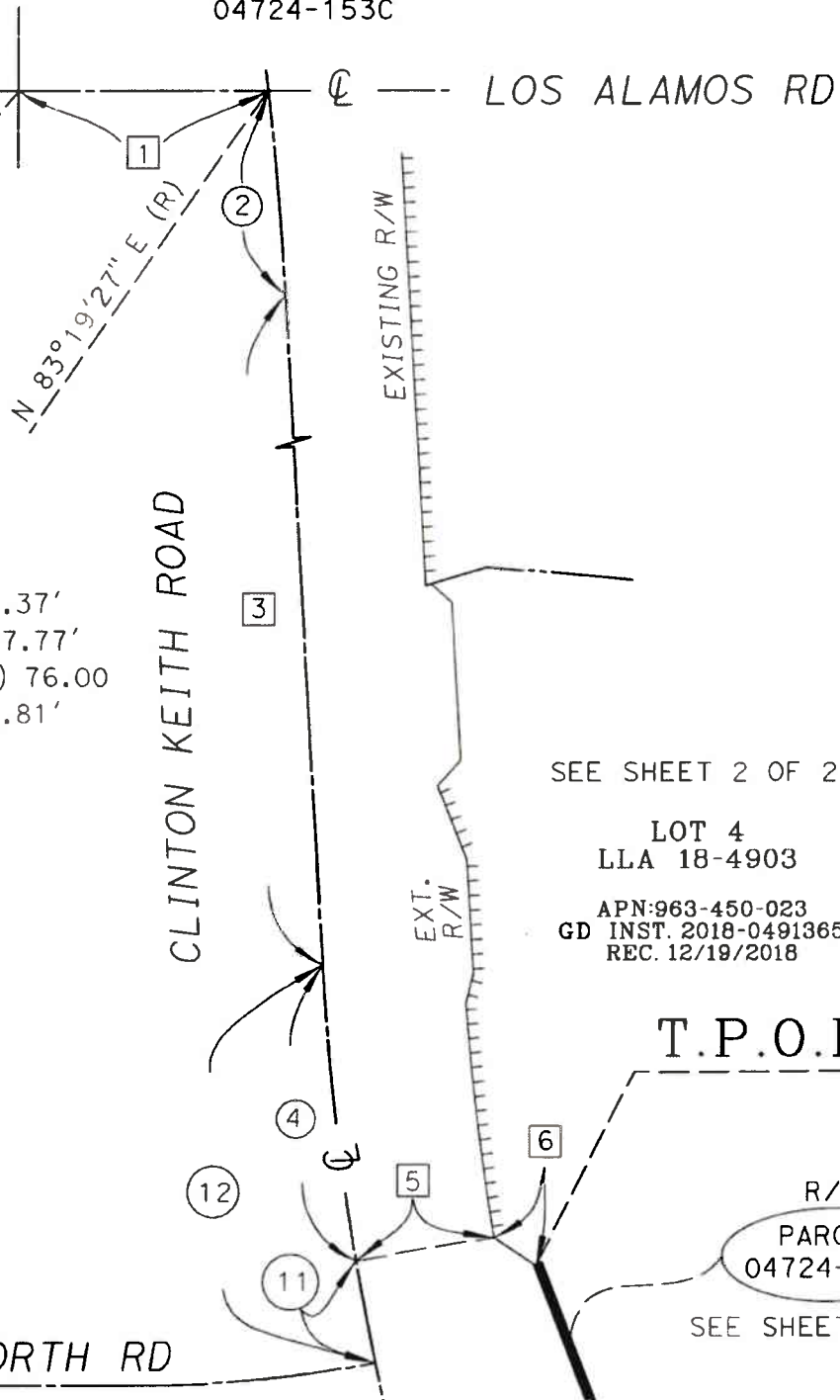


EXHIBIT "B"

04724-153C

P.O.C.

N 1/4
COR. SEC. 6



□ LINE DATA

- ① N 89°58'16" E 69.37'
- ③ S 03°22'18" E 987.77'
- ⑤ N 80°24'53" E (R) 76.00
- ⑥ S 56°15'07" E 27.81'

○ CURVE DATA

- ② R= 1,800.00'
Δ= 03°18'15"
D= 103.80'
T= 51.92'
- ④ R= 1,510.00''
Δ= 06°12'49"
D= 163.76'
T= 81.96'
- ⑪ R= 1,510.00'
Δ= 02°09'20"
D= 56.81'
T= 28.52'
- ⑫ R= 1,510.00'
Δ= 08°22'09"
D= 220.51'
T= 110.48'

SEE SHEET 2 OF 2

LOT 4
LLA 18-4903

APN:963-450-023
GD INST. 2018-0491365
REC. 12/19/2018

T.P.O.B.

R/W
PARCEL
04724-153C
SEE SHEET 2 OF 3

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

WO No.: B2-04724

SCALE: NTS

PREPARED BY: H. FINN

DATE: MARCH, 2021

SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

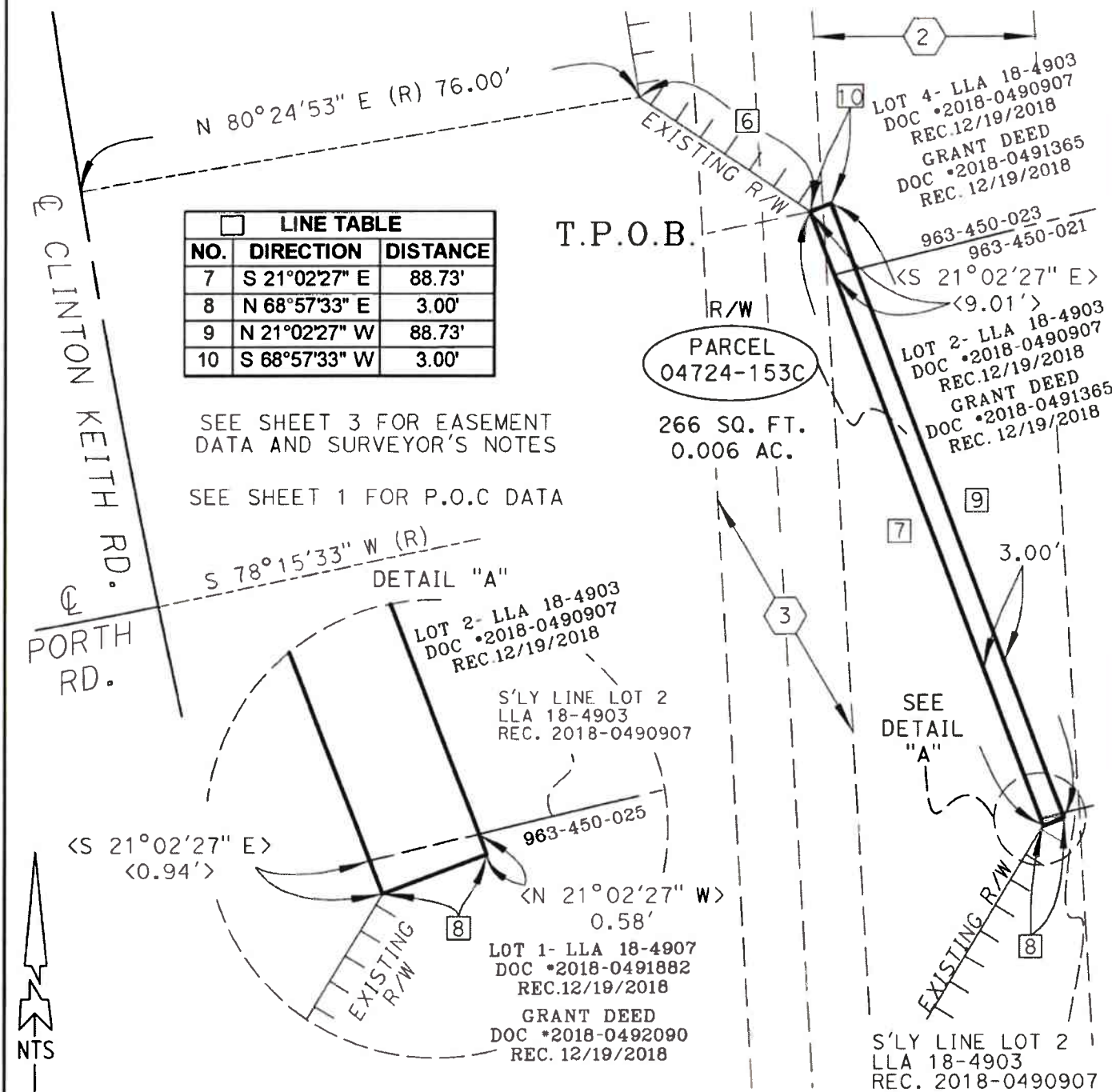
APPROVED BY:

DATE: 3/04/2021



EXHIBIT "B"

04724-153C



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

WO No.: B2-04724

SCALE: NTS

PREPARED BY: N.M.L

DATE: MARCH, 2021

SHEET 2 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Surveyor & Rep

DATE:

3/04/2021



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:

SHEET 3 OF 3



Recorded at request of and return to:
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 92507

FREE RECORDING

This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Clinton Keith Extension
Phase III

PARCEL: 04724-153A
APN: 963-450-026 and
963-450-027 (portion of)

GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

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

Grants(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153A
APN: 963-450-026 and
963-450-027 (portion of)

Dated: February 11, 2022

GRANTOR:
SCOTT-MURRIETA SERVICE
STATION, LP, a California
Limited Partnership, BONSAI
SERVICE STATION LP, a
California Limited Partnership
and MURRIETA MARKETPLACE
HOLDINGS LP, a California
Limited Partnership

Hagop Koflaxali

[Insert Grantor's Name]

Hagop Koflaxali

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary
Public, _____ personally appeared

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

please see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

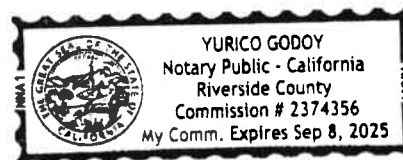
State of California
County of Riverside)

On February 11, 2022 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature

Yurico Godoy

(Seal)

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153A
APN: 963-450-026 and
963-450-027 (portion of)

CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from 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 to the COUNTY OF RIVERSIDE, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Mark Lancaster, Director of Transportation

By: _____

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

EXHIBIT "A"
LEGAL DESCRIPTION
04724-153A

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

COURSE "B"

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;

COURSE "C"

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

CONTAINING 1,075 SQUARE FEET, OR 0.025 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A ROADWAY AND THE GRANTOR HERBY 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 COURSES "A" THROUGH "C", INCLUSIVE, HEREINABOVE DESCRIBED.

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:



EXHIBIT "B"

04724-153A

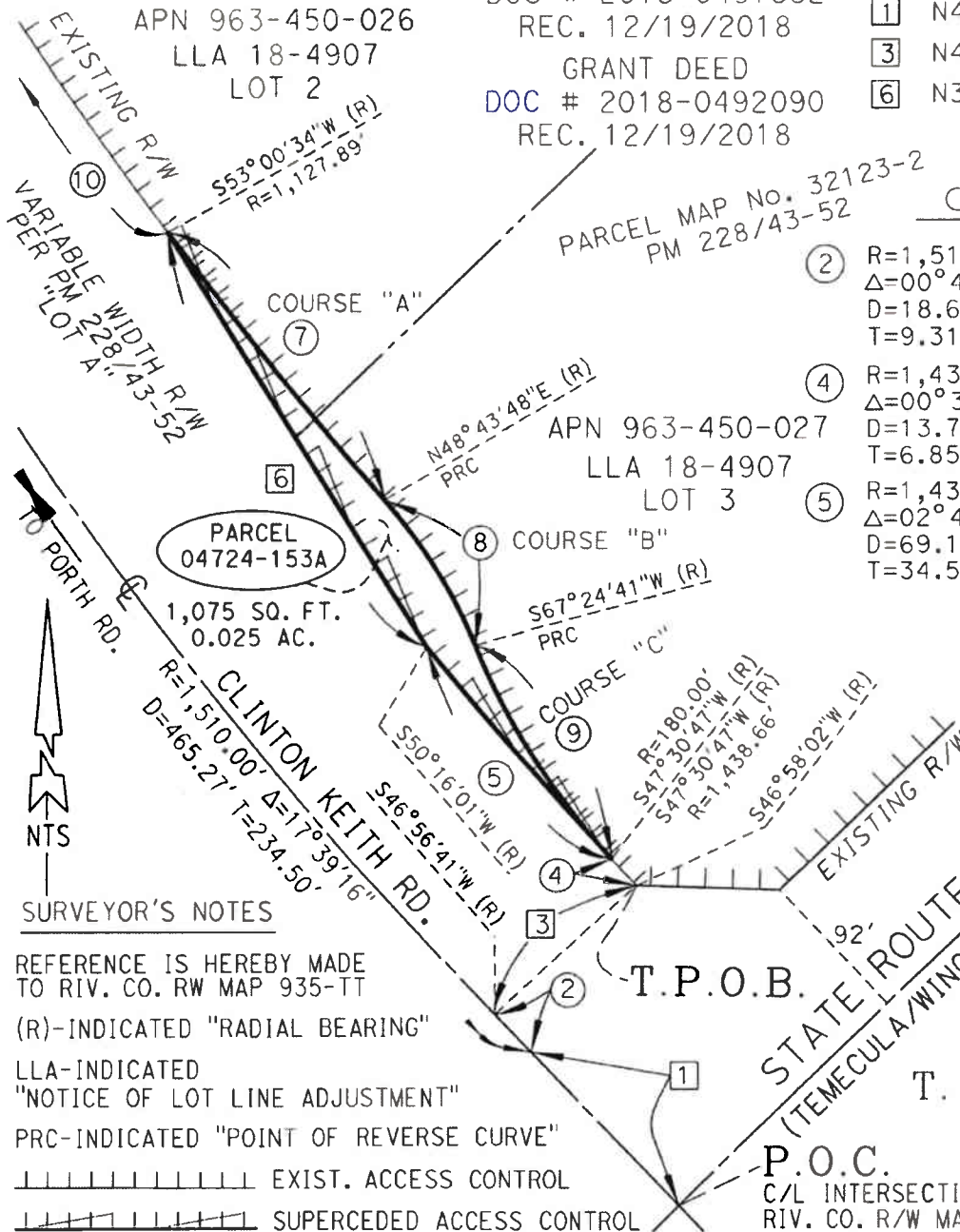
NOTICE OF LLA 18-4907
 DOC # 2018-0491882
 REC. 12/19/2018
 GRANT DEED
 DOC # 2018-0492090
 REC. 12/19/2018

□ LINE DATA

- ① N43°45'43"W 111.63'
- ③ N46°56'41"E 70.88'
- ⑥ N32°01'06"W 119.70'

○ CURVE DATA

- ② R=1,510.00'
 $\Delta=00^{\circ}42'24"$
 D=18.63'
 T=9.31'
- ④ R=1,438.66'
 $\Delta=00^{\circ}32'45"$
 D=13.70'
 T=6.85'
- ⑤ R=1,438.66'
 $\Delta=02^{\circ}45'14"$
 D=69.15'
 T=34.58'
- ⑦ COURSE "A"
 R=1,127.89'
 $\Delta=04^{\circ}16'46"$
 D=84.24'
 T=42.14'
- ⑧ COURSE "B"
 R=130.00'
 $\Delta=18^{\circ}40'53"$
 D=42.39'
 T=21.38'
- ⑨ COURSE "C"
 R=180.00'
 $\Delta=19^{\circ}53'54"$
 D=62.51'
 T=31.57'
- ⑩ R=1,127.89'
 $\Delta=05^{\circ}30'59"$
 D=108.60'
 T=54.34'



SURVEYOR'S NOTES

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

(R)-INDICATED "RADIAL BEARING"

LLA-INDICATED
 "NOTICE OF LOT LINE ADJUSTMENT"

PRC-INDICATED "POINT OF REVERSE CURVE"

||||| EXIST. ACCESS CONTROL

||||| SUPERCEDED ACCESS CONTROL

SEC. 6,
 T. 7 S., R. 2 W.,
 S.B.M.
 P.O.C.
 C/L INTERSECTION PER
 RIV. CO. R/W MAP 935TT

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.: 04724-153A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION

WO No.: B2-04724

PROJECT: CLINTON KEITH ROAD

SCALE: NTS

PREPARED BY: KLG/JAL

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

DATE: MARCH, 2021

APPROVED BY:

DATE: 3/04/2021

SHEET 1 OF 1



Recorded at request of and return to:
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 92507

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Clinton Keith Extension
Phase III
PARCEL: 04724-153H
APN: 963-450-023 (portion of)

SLOPE EASEMENT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

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

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, an easement for slope purposes, over, upon, across and within the real property in the County of Riverside, State of California, as more particularly described in Exhibit "A: and shown in Exhibit "B", attached hereto and made a part hereof (Slope Easement Area").

GRANTOR and GRANTOR'S successors and assigns shall not construct erect, place, maintain or permit the erection, placement, or maintenance of any building, earth fill or other structures on the Slope Easement Area. COUNTY and its contractors, agents and employees shall have free access to the Slope Easement Area and every part thereof, at all times, for the purposes of exercising the rights herein granted. GRANTOR and GRANTOR'S successors may improve the Slope Easement Area with landscaping including ground cover and shrubs - excluding any trees.

Dated: February 11, 2022

Hagop Koflanal.
(Insert Grantor's Name)
Hagop Koflanal.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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

Signature _____

please see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

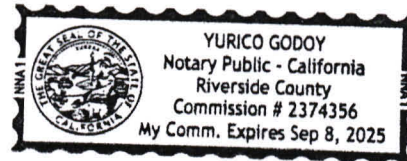
State of California
County of Riverside

On February 11, 2022 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature Yurico Godoy (Seal)

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153H
APN: 963-450-023 (a portion of)

PUBLIC ROAD AND UTILITY EASEMENT

CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from 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 to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for public road, drainage and utility purposes, and subject to improvements in accordance with County standards, will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Mark Lancaster, Director of Transportation

By: _____

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

AN EASEMENT FOR SLOPE 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°58'16" 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 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" AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 48°22'48" EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CLINTON KEITH ROAD AS SHOWN BY PARCEL MAP 32123-2, ON FILE IN BOOK 228 OF PARCEL MAPS, PAGES 43 THROUGH 52, INCLUSIVE, SAID OFFICIAL RECORDS, A DISTANCE OF 14.96 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 03°23'34" EAST, A DISTANCE OF 60.34 FEET;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 86°46'18" EAST, A DISTANCE OF 19.50 FEET;

THENCE SOUTH 03°23'34" EAST, A DISTANCE OF 9.35 FEET;

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

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

THENCE SOUTH 21°48'09" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.67 FEET TO AN ANGLE POINT THEREIN;

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°06'34", 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

3/24/2021
DATED:



EXHIBIT "B"

04724-153H
SLOPE EASEMENT

LOS ALAMOS RD

P.O.C.

N 1/4
COR. SEC. 6

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

T.P.O.B.

□ LINE DATA

- ① N 89°58'16" E 69.37'
- ③ S 03°22'18" E 780.28'
- ④ N 86°37'42" E 67.07'
- ⑤ S 48°22'48" E 4.37'
- ②③ S 03°22'18" E 207.49'

○ CURVE DATA

- ② R= 1,800.00'
Δ= 03°18'15"
D= 103.80'
T= 51.92'
- ②④ R= 1,510.00"
Δ= 08°22'09"
D= 220.57'
T= 110.48'

CLINTON KEITH ROAD

EXISTING R/W

EXISTING R/W

SLOPE

PARCEL
04724-153H

PARCEL
04724-153D

SEE DETAIL
SHEET 2 OF 3

APN: 963-450-023
LOT 4- LLA 18-4903
DOC. NO. 2018-0490907
REC. 12/19/2018

GRANT DEED
DOC. NO. 2018-0491365
REC. 12/19/2018

PORTH RD

S 78°15'33" W (R)

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

WO No.: B2-04724

SCALE: NTS

PREPARED BY: N.M.L

DATE: MARCH, 2021

SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

DATE:

3/04/2021



T.P.O.B.

EXHIBIT "B"
04724-153H SLOPE EASEMENTSEE DETAIL "B"
ON SHEET 3SEE DETAIL "A"
ON SHEET 3SEC. 6,
T. 7 S., R. 2 W.,
S.B.M.

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

SEE SHEET 3
LINE AND CURVE DATA

RIGHT-OF-WAY NOTES:

1 R/W VARIES LOT "A"
PER PM 228/43-52

SURVEYOR'S NOTES

(R) INDICATES RADIAL
BEARINGREFERENCE IS HEREBY
MADE TO RIV. CO.
RW MAP 935-TT

INDICATES RESTRICTED
ACCESS PER
PM 228/43-52

CLINTON KEITH RD

COURSE "A"

EXISTING R/W

SLOPE ESMT

PARCEL
04724-153H9,190 SQ.FT.
0.211 AC.

S85°39'00"W (R)

S84°33'02"W (R)

S80°26'28"W (R)

APN: 963-450-023

LOT 2- 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.: 04724-153H

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: B2-04724

PROJECT: CLINTON KEITH ROAD

SCALE: NTS

PREPARED BY: N.M.L.

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

DATE: MARCH, 2021

APPROVED BY:

DATE: 3/04/2021

SHEET 2 OF 3

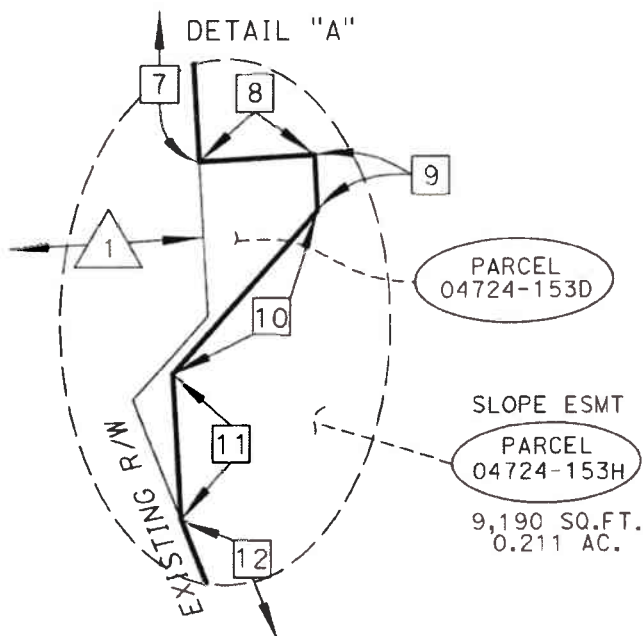


EXHIBIT "B"

04724-153H
SLOPE EASEMENT

EASEMENT NOTES:

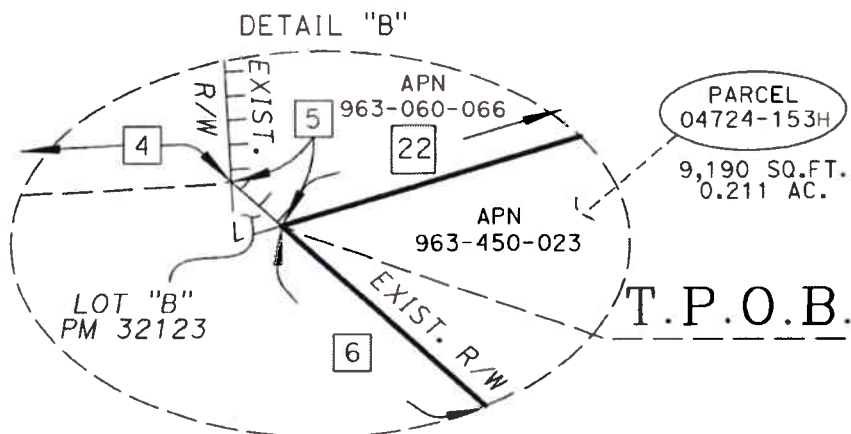
- ② ESMT. IN FAVOR OF
SO. CAL. GAS CO. ON
FILE IN BK 2355/578,
O.R., REC 8-11-1958
AND
ESMT. IN FAVOR OF
SO. CAL. GAS CO. ON
FILE IN BK 2315/510-511
O.R., REC. 8-11-1958 FOR
PIPELINE PURPOSES
- ③ ESMT. IN FAVOR OF
SO. CAL. GAS CO. ON
FILE IN BK 1085/280,
O.R., REC 6-17-1949 FOR
PIPELINE PURPOSES



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

WO No.: B2-04724

SCALE: NTS

PREPARED BY: N.M.L.

DATE: MARCH, 2021

SHEET 3 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Timothy F. Rayburn

DATE:

3/04/2021



Recorded at request of and return to:
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 92507

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Clinton Keith Extension
Phase III
PARCEL: 04724-153G
APN: 963-450-025 (portion of)

SLOPE EASEMENT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

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

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, an easement for slope purposes, over, upon, across and within the real property in the County of Riverside, State of California, as more particularly described in Exhibit "A: and shown in Exhibit "B", attached hereto and made a part hereof (Slope Easement Area").

GRANTOR and GRANTOR'S successors and assigns shall not construct erect, place, maintain or permit the erection, placement, or maintenance of any building, earth fill or other structures on the Slope Easement Area. COUNTY and its contractors, agents and employees shall have free access to the Slope Easement Area and every part thereof, at all times, for the purposes of exercising the rights herein granted. GRANTOR and GRANTOR'S successors may improve the Slope Easement Area with landscaping including ground cover and shrubs - excluding any trees.

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153G
APN: 963-450-025 (a portion of)

Dated: February 11/2022

GRANTOR:
SCOTT-MURRIETA SERVICE
STATION, LP, a California
Limited Partnership, BONSAI
SERVICE STATION LP, a
California Limited Partnership
and MURRIETA MARKETPLACE
HOLDINGS LP, a California
Limited Partnership

Hagop Koflandi

(Insert Grantor's Name)

Hagop Koflandi

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary
Public, personally _____ appeared

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

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

WITNESS my hand and official seal:

Signature _____

Please see attached

Place Notary Seal Above

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On February 11, 2022 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature

A handwritten signature in blue ink that reads "Yurico Godoy".

(Seal)

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153G
APN: 963-450-025 (a portion of)

PUBLIC ROAD AND UTILITY EASEMENT

CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from 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 to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for public road, drainage and utility purposes, and subject to improvements in accordance with County standards, will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Mark Lancaster, Director of Transportation

By: _____

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

AN EASEMENT FOR SLOPE PURPOSES OVER 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, 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, 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 AND THE **TRUE POINT OF BEGINNING**;

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

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

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

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

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

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

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

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

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;

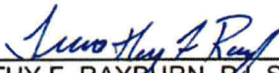
THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 15°36'21", AN ARC DISTANCE OF 54.47 FEET TO THE **TRUE POINT OF BEGINNING**.

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:



EXHIBIT "B"

04724-153G SLOPE EASEMENT

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, REC 6-17-1949 O.R. FOR PIPELINE PURPOSES

CURVE TABLE				
NO.	RADIUS	DELTA	DISTANCE	TANGENT
2	1,510.00'	17°45'07"	467.84'	235.81'
11	1,150.00'	04°58'18"	99.79'	49.92'
12	250.00'	11°30'40"	50.23'	25.20'
13	200.00'	15°36'21"	54.47'	27.41'

LOT 1- LLA 18-4907
DOC #2018-0491882
REC. 12/19/2018
GRANT DEED
DOC. 2018-0492090
REC. 12/19/2018
963-450-025

PARCEL
0472-153B

PARCEL
0472-153G

3,098 SQ. FT.
0.071 AC

T.P.O.B.

STATE HWY 79
(TEMECULA/WINCHESTER RD.)

SURVEYORS NOTES:

LLA- INDICATES
"NOTICE OF LOT
LINE ADJUSTMENT"

INDICATES RESTRICTED
ACCESS PER PM 228/43-52

P.O.C.

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

PORTH RD.

LOT 2 LLA 18-4903
963-450-021

CLINTON KEITH RD.

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

① R/W PER
PM 228/43-52
"LOT A"

N68°06'42"E (R)
PRC

LINE TABLE		
NO.	DIRECTION	DISTANCE
1	N 43°45'43" W	111.63'
3	N 63°59'24" E	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	S 31°03'40" W	20.00'
9	S 15°03'56" E	22.65'
10	S 16°55'00" E	46.54'

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

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.: 04724-153G

WO No.: B2-04724

SCALE: NTS

PREPARED BY: N.M.L

DATE: MARCH, 2021

SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

DATE:

3/24/2021



Recorded at request of and return to:
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3133 Mission Inn Avenue
Riverside, CA 92507

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line for Recorder's use)

PROJECT: Clinton Keith Extension
Phase III
PARCEL: 04724-153F
APN: 963-450-026,
963-450-027, 963-450-031,
and 963-450-032 (portion of)

SLOPE EASEMENT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

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

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, an easement for slope purposes, over, upon, across and within the real property in the County of Riverside, State of California, as more particularly described in Exhibit "A: and shown in Exhibit "B", attached hereto and made a part hereof (Slope Easement Area").

GRANTOR and GRANTOR'S successors and assigns shall not construct erect, place, maintain or permit the erection, placement, or maintenance of any building, earth fill or other structures on the Slope Easement Area. COUNTY and its contractors, agents and employees shall have free access to the Slope Easement Area and every part thereof, at all times, for the purposes of exercising the rights herein granted. GRANTOR and GRANTOR'S successors may improve the Slope Easement Area with landscaping including ground cover and shrubs - excluding any trees.

PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153F
APN: 963-450-026,
963-450-027, 963-450-031,
and 963-450-032 (portion of)

Dated: February 11, 2022

GRANTOR:
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

Hagop Koflanali

[Insert Grantor's Name]

Hagop Koflanali

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, a Notary
Public, _____ personally appeared

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

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

WITNESS my hand and official seal:

Signature _____

Place Notary Seal Above

please see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On February 11, 2022 before me, Yurico Godoy, notary public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature

Yurico Godoy

(Seal)



PROJECT: Clinton Keith Extension Phase III
PARCEL: 04724-153F
APN: 963-450-026,
963-450-027, 963-450-031,
and 963-450-032 (portion of)

PUBLIC ROAD AND UTILITY EASEMENT

CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from 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 to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for public road, drainage and utility purposes, and subject to improvements in accordance with County standards, will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Mark Lancaster, Director of Transportation

By: _____

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, P.L.S. 8455


DATED:



EXHIBIT "B"

04724-153F
SLOPE EASEMENT

NOTICE OF LLA 18-4907

DOC # 2018-0491882

REC. 12/19/2018

GRANT DEED

DOC # 2018-0492090

REC. 12/19/2018

APN 963-450-026

LLA 18-4907

LOT 2

PARCEL MAP No. 32123-2
PM 228/43-52

PARCEL
04724-153F

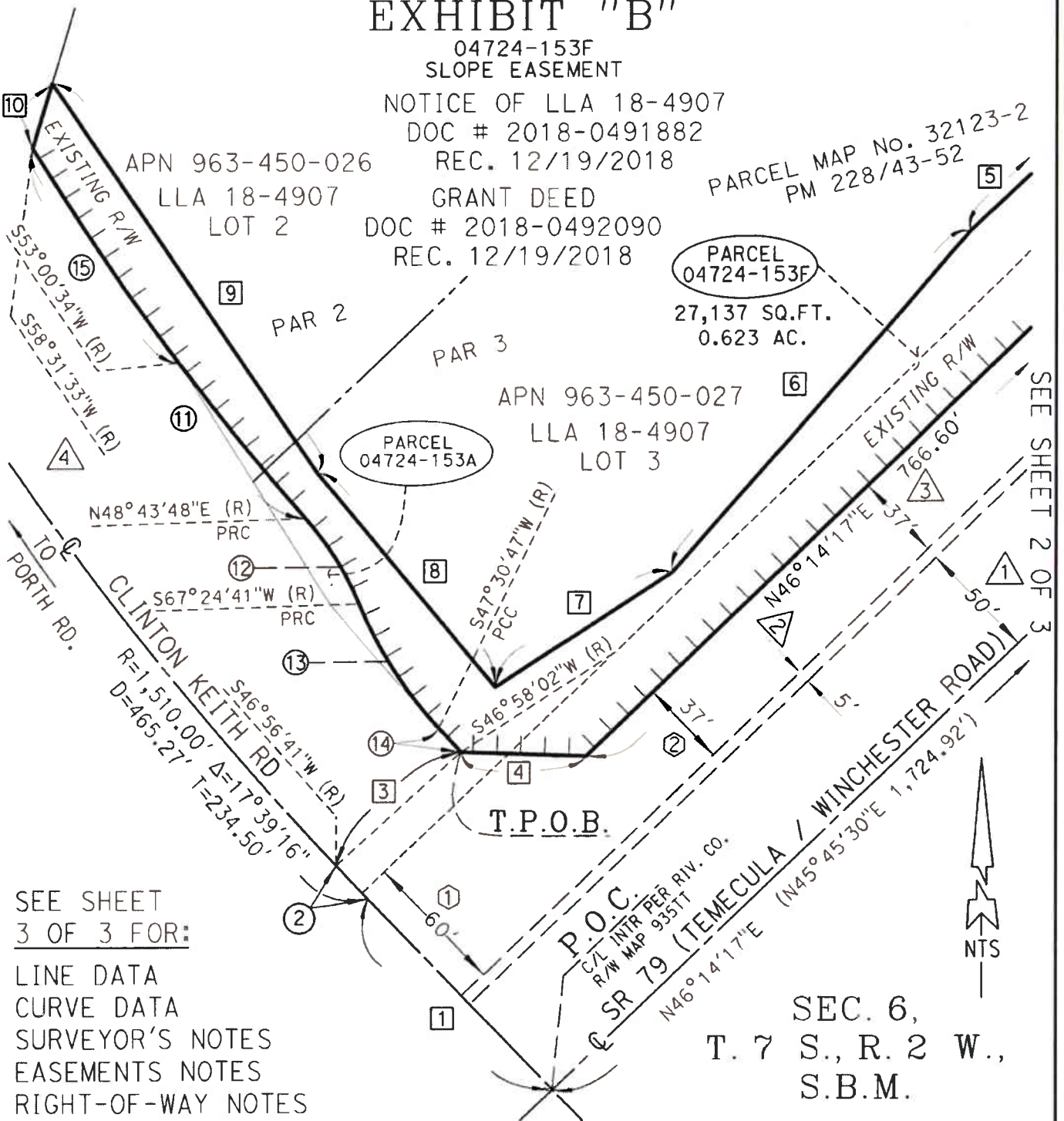
27,137 SQ.FT.
0.623 AC.

APN 963-450-027

LLA 18-4907

LOT 3

PARCEL
04724-153A



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

WO No.: B2-04724

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MARCH, 2021

SHEET 1 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

DATE:

3/04/2021



EXHIBIT "B"

NOTICE OF LLA 18-4908
DOC # 2018-0492425
REC. 12/19/2018

GRANT DEED
DOC # 2018-0493964
REC. 12/20/2018

PARCEL MAP No. 32123-2
PM 228/43-52

04724-153F
SLOPE EASEMENT

APN 963-450-032
LLA 18-4908
LOT 3

APN 963-450-031
LLA 18-4908
LOT 2

PAR 4

PAR 15

PARCEL
04724-153F
27,137 SQ.FT.
0.623 AC.

PAR 9

APN 963-450-027
LLA 18-4907
LOT 3

PAR 3

EXISTING R/W

N 46° 14' 17" E 766.60'

(N 45° 45' 30" E 1,724.92')

STATE ROUTE 79

(WINCHESTER ROAD)

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

SEE SHEET
3 OF 3 FOR:

LINE DATA
CURVE DATA
SURVEYOR'S NOTES
EASEMENTS NOTES
RIGHT-OF-WAY NOTES



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

PREPARED BY: J.A.L.

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

DATE: MARCH, 2021

APPROVED BY:

DATE: 3/04/2021

SHEET 2 OF 3



EXHIBIT "B"

04724-153F
SLOPE EASEMENT

△ 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 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'

○ 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'
- ⑭ R=1,438.66' Δ=00°32'45" D=13.70' T=6.85'
- ⑫ R=130.00' Δ=18°40'53" D=42.39' T=21.38'
- 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

WO No.: B2-04724

SCALE: NTS

PREPARED BY: J.A.L.

DATE: MARCH, 2021

SHEET 3 OF 3

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: CLINTON KEITH ROAD

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

APPROVED BY:

Timothy F. Rayburn

DATE:

3/04/2021

