

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



ITEM: 3.82
(ID # 27769)

MEETING DATE:

FROM : TLMA-TRANSPORTATION AND TRANSPORTATION AND LAND MANAGEMENT AGENCY Tuesday, June 10, 2025

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Approval of Right of Way Acquisition Agreement with Amrut Patel and Sita Patel, husband and wife as joint tenants, as an undivided 75% interest, and Jayanti P. Patel and Bhagvati J. Pate, Co-Trustees of the Jayanti P. Patel and Bhagvati J. Patel Revocable Trust dated May 8, 1998, as undivided twenty-five (25%) interest. Nothing Further is Required pursuant to the State CEQA Guidelines; District 4. [\$2,207,712 Total Cost - Local Funds 100%]

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 Interstate 10 / Monroe Street Interchange Project "PROJECT" has been completed and contemplated in the proposed action;
2. Approve the attached Right of Way Acquisition Agreement between the County of Riverside and Amrut Patel and Sita Patel, husband, and wife as joint tenants, as to an undivided 75% interest, and Jayanti P. Patel and Bhagvati J. Patel, Co-Trustees of the Jayanti P. Patel and Bhagvati J. Patel Revocable Trust dated May 8, 1998, as undivided twenty-five percent (25%) interest, for acquisition of real property interests identified as Parcel 0048-009 (APN 610-093-037) and authorize the Chair of the Board to execute this Agreement on behalf of the County; and

Continued on page 2


ACTION:Policy


Dennis Acuna, Director of Transportation 5/28/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 10, 2025
xc: TLMA-Transp.

Kimberly A. Rector
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:

3. Authorize and allocate the purchase amount of \$2,207,712.39 (two million, two hundred seven thousand, seven hundred twelve dollars and thirty-nine-cents) to acquire Parcel 0048-009 (APN 610-093-037).

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|--|----------------------|-------------------|-----------------------------------|--------------|
| COST | \$ 2,207,712 | \$ 0 | \$ 2,207,712 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: Coachella Valley Association of Governments (CVAG) (75%) and City of Indio (25%). There are no General Funds used in this project. | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 2024/2025 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Transportation Department (Transportation Department) on behalf of the City of Indio proposes to reconstruct and widen the Interstate 10/Monroe Street Interchange from two to four lanes on Monroe Street between the Coachella Valley Storm Channel and 42nd Avenue, reconstruct and widen the on- and off-ramps to two or three lanes at the intersection with Monroe Street, construct an eastbound auxiliary lane between Monroe Street and Jackson Street on Interstate 10, and extend the on- and off-ramps with acceleration and deceleration lanes. The Interstate 10/Monroe Street Interchange is a major access point for existing development at the interchange area.

Property Summary

The property identified as Assessor's Parcel Number 0048-009 being Assessor's Parcel Number (APN) 610-093-037 is owned by Amrut Patel and Sita Patel, husband and wife as joint tenants, as to an undivided 75% interest, and Jayanti P. Patel and Bhagvati J. Patel, Co-Trustees of the Jayanti P. Patel and Bhagvati J. Patel Revocable Trust dated May 8, 1998, as undivided twenty-five-percent (25%) interest, (Owner), and is vacant unimproved land located on the east side of Monroe Street south of Interstate 10 and the existing stormwater channel, in the City of Indio.

The offer for just compensation of \$1,970,340.00 (one million nine hundred seventy thousand three hundred forty dollars) was determined by Michael J. Francis, MAI (Appraiser) using the recognized approaches for appraising. The settlement includes an additional \$237,372.39 (two hundred thirty-seven thousand three hundred seventy-two dollars and thirty-nine cents) as a result of the negotiations, culminating in the \$2,207,712.39 (two million, two hundred seven thousand, seven hundred twelve dollars and thirty-nine cents) purchase amount.

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

Environmental Findings

Caltrans is the lead agency for the approval of the CEQA document for the project. Caltrans approved an Initial Study/Mitigated Negative Declaration for the PROJECT on December 20, 2020, after finding that the project will not have a significant effect on the Environment. Therefore, the CEQA compliance has been completed and no further action is required.

Impact on Residents and Businesses

No displacement or relocation of existing residents, businesses, farms, non-profits, or government services would occur as a result of the PROJECT. Permanent and Temporary impacts and not adverse under the National Environmental Policy Act (NEPA). A traffic control plan will be in place to address access during construction for residents and emergency vehicles.

Additional Fiscal Information

All costs associated with this settlement is fully funded by local funds (Coachella Valley Association of Governments and City of Indio). There are no County funds being used.

Attachments:

Aerial Exhibit
Right of Way Acquisition Agreement



Jason Farin, Principal Policy Analyst 6/5/2025

1 PROJECT: Interstate I10 Monroe Street Interchange
2 PARCEL(S): Portion(s) 0048-009
3 APN: 610-093-037

FEDERAL#: STPLN-5956-294
WO#: C70048

4 RIGHT OF WAY ACQUISITION AGREEMENT

5 This Right of Way Acquisition Agreement, ("Agreement"), is made by and between the COUNTY
6 OF RIVERSIDE, a political subdivision of the State of California ("County"), and Amrut Patel
7 and Sita Patel, husband, and wife as joint tenants, as to an undivided 75% interest, and Jayanti
8 P. Patel and Bhagvati J. Patel, Co-Trustees of the Jayanti P. Patel and Bhagvati J. Patel
9 Revocable Trust dated May 8, 1998, as undivided twenty-five percent (25%) interest. ("Grantor")
10 County and Grantor are sometimes collectively referred to as "Parties".

11 RECITALS

12 WHEREAS, Grantor owns that certain real property located in the County of Riverside,
13 State of California, as depicted on the Plat Map identified as Attachment "1," attached hereto and
14 made a part hereof. The real property consisting of 109,463 square feet or 2.52 acres of land is
15 also known as Assessor's Parcel Number(s) 610-093-037 ("Property"); and

16 WHEREAS, Grantor desires to sell to the County and the County desires to purchase
17 Assessor's Parcel Number 610-093-037 for the purpose of constructing the Interstate I10 Monroe
18 Street Interchange Project ("Project") as legally described on Attachment "2" attached hereto and
19 made a part hereof pursuant to the terms and conditions set forth herein ("ROW Property");

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

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

26 NOW, THEREFORE, in consideration of the payment and other obligations set forth
27 below, Grantor and County mutually agree as follows:
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ARTICLE 1. AGREEMENT

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

2. Consideration. For good and valuable consideration, Grantor agrees to sell and convey to the County, and the County agrees to purchase from Grantor all of the ROW Property described herein, including improvements (if any) identified in Attachment "3" under the terms and conditions set forth in this Agreement. The full consideration for the ROW Property consists of the purchase price amount for the real property interests to be acquired by the County in the amount of Two Million Two Hundred Seven Thousand Seven Hundred Twelve Dollars and Thirty-Nine Cents (\$2,207,712.39) is to be distributed to Grantor in accordance with this Agreement.

3. County Responsibilities:

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

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

i. Purchase Price. Deposit into Escrow the Purchase Price in the amount of Two Million Two Hundred Seven Thousand Seven Hundred Twelve Dollars Thirty-Nine Cents (\$2,207,712.39) (the "Deposit").

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

1 i. Closing Costs. County will deposit to Escrow Holder
2 amounts sufficient for all escrow, recording and reconveyance fees incurred in this transaction,
3 and if title insurance is desired by County, the premium charged, therefore. Said escrow and
4 recording charges shall not include documentary transfer tax as County is exempt pursuant to
5 California Government Code section 6103 and California Revenue and Taxation Code section
6 11922.

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

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

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

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

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

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

22 4. Grantor Responsibilities.

23 A. Execute and acknowledge, substantially in the forms attached hereto
24 as Attachment "4" ("Deed"), a Grant Deed in favor of the County of Riverside dated 4/18/25
25 identified as Parcel Number 610- 093-037 and deliver deed to the Escrow Holder for recordation
26 in the Official Records of the County Recorder of Riverside County ("Official Records") upon
27 Close of Escrow, with said Deed and the property interests granted therein free and clear of all
28 liens, encumbrances, easements, leases (recorded or unrecorded), and taxes, except:

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

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

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

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

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

12 B. Grantor shall indemnify, defend, protect, and hold the County of Riverside,
13 its Agencies, Districts, Departments, their respective directors, Board of Supervisors, elected
14 and appointed officials, employees, agents, representatives, successors, and assigns free and
15 harmless from and against any and all claims, liabilities, penalties, forfeitures, losses, or
16 expenses, including without limitation, attorneys' fees, whatsoever, arising from or caused in
17 whole or in part, directly or indirectly, by either (a) the presence of hazardous materials, toxic
18 substances, or hazardous substances in, within, under, or about the parcel for the presence of
19 hazardous materials, toxic substances, or hazardous substances as a result of Grantor's use,
20 storage, or generation of such materials or substances or (b) Grantor's failure to comply with any
21 federal, state, or local laws relating to such materials or substances. For the purpose of this
22 Agreement, such materials or substances shall include without limitation hazardous substances,
23 hazardous materials, or toxic substances as defined in the Comprehensive Environmental
24 Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. section 9601, et
25 seq.; the Hazardous Materials Transportation Act, 49 U.S.C. sections 5101 to 5128; the
26 Resource Conservation and Recovery Act, 42 U.S.C. sections 6901-87 (1988); and those
27 substances defined as hazardous wastes in section 25117 of the California Health and Safety
28

1 Code or hazardous substances in section 25316 of the California Health and Safety Code; and
2 in the regulations adopted in publications promulgated pursuant to said laws.

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

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

24 **Article 2. MISCELLANEOUS**

25
26 1. It is mutually understood and agreed by and between the Parties hereto that the
27 right of possession and use of the subject property by County, including the right to remove and
28 dispose of improvements, shall commence upon the execution of this Agreement by all parties

1 and deposit of funds into escrow. The Purchase Price includes, but is not limited to, full payment
2 for such possession and use.

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

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

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

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

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

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

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

28 9. This Agreement may be signed in counterpart or duplicate copies, and any signed

1 counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

2 10. Language for Use of Electronic (Digital) Signatures. This Agreement may be
3 executed in any number of counterparts, each of which will be an original, but all of which
4 together will constitute one instrument. Each party of this Agreement agrees to the use of
5 electronic signatures, such as digital signatures that meet the requirements of the California
6 Uniform Electronic Transactions Act (“CUETA”) Cal. Civ. Code §§ 1633.1 to 1633.17), for
7 executing this Agreement. The parties further agree that the electronic signatures of the parties
8 included in this Agreement are intended to authenticate this writing and to have the same force
9 and effect as manual signatures. Electronic signature means an electronic sound, symbol, or
10 process attached to or logically associated with an electronic record and executed or adopted by
11 a person with the intent to sign the electronic record pursuant to the CUETA as amended from
12 time to time. The CUETA authorizes use of an electronic signature for transactions and contracts
13 among parties in California, including a government agency. Digital signature means an
14 electronic identifier, created by computer, intended by the party using it to have the same force
15 and effect as the use of a manual signature, and shall be reasonably relied upon by the parties.
16 For purposes of this section, a digital signature is a type of "electronic signature" as defined in
17 subdivision (i) of Section 1633.2 of the Civil Code.

18 11. CALTRANS AND FEDERAL HIGHWAY ADMINISTRATION REQUIRED
19 LANGUAGE. The parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of
20 Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This
21 requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-
22 Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964,
23 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3. No person in the United States shall, on the
24 grounds of race, color, or national origin, be excluded from participation in, be denied the
25 benefits of, or be otherwise subjected to discrimination under any program or activity that is the
26 subject of this contract.

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

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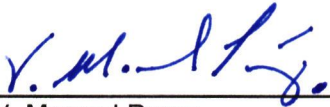
1 11. The authority for the Director of Transportation to execute this Agreement is
2 contained in Ordinance No. 598.


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

5 Dated: JUN 10 2025

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


GRANTOR:
Amrut Patel and Sita Patel, husband
and wife as joint tenants, as to an
undivided 75% interest, and Jayanti P.
Patel and Bhagvati J. Patel, Co-Trustees
of the Jayanti P. Patel and Bhagvati J.
Patel Revocable Trust, dated May 8, 1998
as undivided twenty-five (25%) interest

10 By: 
11 V. Manuel Perez
12 Chairman, Board of Supervisors

By: 
Amrut Patel

13 ATTEST:
14 CLERK OF THE BOARD
15 ~~Kecia Harper~~ **KIMBERLY A. RECTOR**

By: 
Sita Patel

16 By: 
17 Deputy

By: 
Jayanti P. Patel

18
19 APPROVED AS TO FORM:
20 Minh C. Tran
21 County Counsel

By: 
Bhagvati J. Patel

22 By: 
23 Stephanie Nelson
24 Deputy County Counsel

**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

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

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 06/10/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

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ATTACHMENT "1"
Assessor's Plat Map

ATTACHMENT "2"

Legals and Plats

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EXHIBIT "A"
LEGAL DESCRIPTION
0048-009

ALL OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY QUITCLAIM DEED RECORDED DECEMBER 16, 2015, AS DOCUMENT NUMBER 2015-0543370, OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, LOCATED IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FURTHER DESCRIBED AS FOLLOWS:

THE WEST 242.00 FEET OF THE NORTH 599.99 FEET OF SAID SOUTHWEST ONE-QUARTER OF SECTION 14.

EXCEPTING THEREFROM THAT PORTION DESCRIBED BY GRANT DEED RECORDED JUNE 10, 1969 AS INSTRUMENT NUMBER 57337, SAID OFFICIAL RECORDS; AND

FURTHER EXCEPTING THEREFROM THAT PORTION DESCRIBED BY FINAL ORDER OF CONDEMNATION RECORDED JULY 14, 1971 AS INSTRUMENT NUMBER 77308, SAID OFFICIAL RECORDS; AND

SUBJECT TO A ROAD RIGHT-OF-WAY EASEMENT AS DESCRIBED BY OFFICIAL RECORD BOOK 2454, PAGE 65, SAID OFFICIAL RECORDS.

PARCEL CONTAINS 109,463 SQUARE FEET OR 2.513 ACRES, MORE OR LESS.

THE DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000016606 TO OBTAIN GROUND DISTANCE.

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

PREPARED UNDER MY SUPERVISION:



LLOYD HARMON II, P.L.S. 9801

05/29/2024

DATED:



P.O.C.

W 1/4 COR SECTION 14

EXHIBIT "B"

(0048-009)

APN 610-080-009

S'LY LINE F.O.C. REC. 07/26/1921

O.R. BK. 548/Pg. 324-325

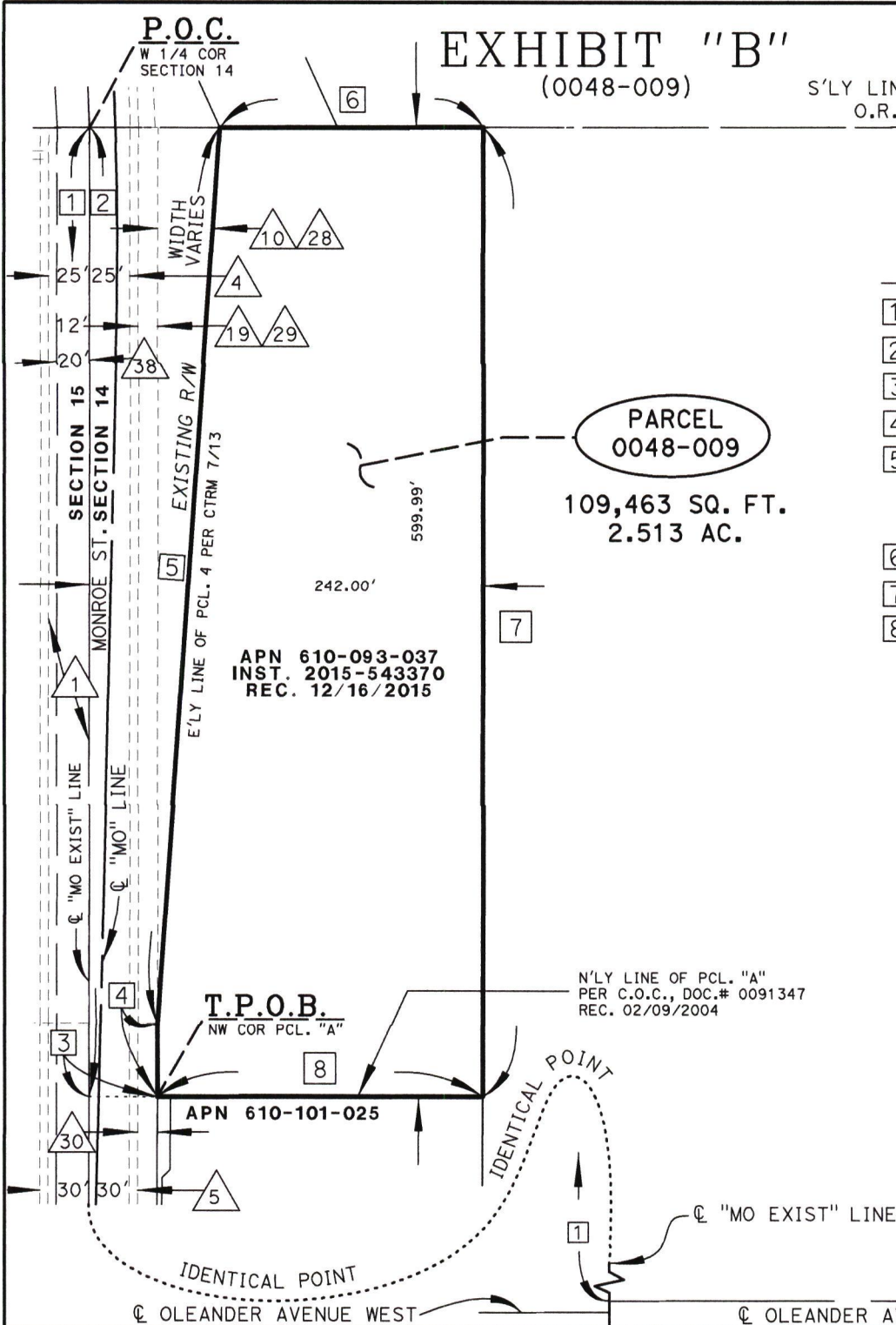


□ LINE DATA

- 1 N00°04'56"E 931.24'
- 2 S00°04'56"W 599.99'
- 3 N89°56'19"E 42.00'
- 4 N00°04'56"E 45.63'
- 5 N04°00'10"E 555.76'
(N04°00'03"E 555.66'
PER CTRM 7/13)
- 6 N89°56'19"E 162.00'
- 7 S00°04'56"W 599.99'
- 8 S89°56'19"W 200.00'



T. 5 S., R. 7 E.,
SEC. 14



APN 610-093-037
INST. 2015-543370
REC. 12/16/2015

N'LY LINE OF PCL. "A"
PER C.O.C., DOC.# 0091347
REC. 02/09/2004

T.P.O.B.
NW COR PCL. "A"

APN 610-101-025

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-009

WO No.: C7-0048

SCALE: NTS

PREPARED BY: A. KALAIJI

DATE: MAY, 2024

SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

PROJECT: MONROE STREET AND I-10

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: *Lloyd Harmon*

DATE: 05/29/2024

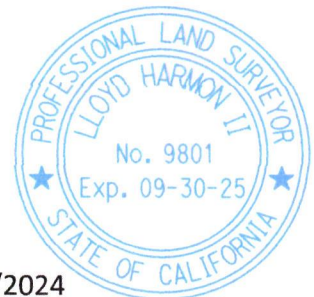


EXHIBIT "B"

(0048-009)

R/W DATA

- 1 AN EASEMENT 25' IN WIDTH FOR PUBLIC STREET PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, DEDICATED AND ACCEPTED PER THE COACHELLA LAND & WATER CO'S SUBDIVISION MB 6/24, FILED 02/20/1908
- 4 AN EASEMENT OF VARIOUS WIDTHS ESTABLISHED AS A COUNTY HIGHWAY PER ROAD ABSTRACT, RA 579-580, TRANSCRIBED FROM SUPERVISORS' MINUTES, VOLUME 11, PAGE 127, REC. 1910
- 5 EASEMENTS 60' IN WIDTH FOR PUBLIC HIGHWAYS IN FAVOR OF THE COUNTY OF RIVERSIDE, GRANTED BY PETITION AND ACCEPTED PER BOOK 2454, PAGE 65, REC. 04/15/1959, O.R.
- 10 R/W FOR STATE HIGHWAY PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA, GRANTED IN FEE PER FINAL ORDER OF CONDEMNATION, INST. 1971-077308, REC. 07/14/1971, O.R.
- 19 R/W GRANTED IN FEE TO THE STATE OF CALIFORNIA, PER INST. 1969-57337, REC. 06/10/1969, O.R.
- 28 HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF INDIO, PER INST. NO. 1973-11880, REC. 01/28/1973, O.R. AS SHOWN ON CALTRANS RELINQUISHMENT MAP, BOOK 7 PAGE 13
- 29 HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF INDIO, PER INST. NO. 1975-52555, REC. 05/07/1975, O.R. AS SHOWN ON CALTRANS RELINQUISHMENT MAP, BOOK 7 PAGE 52
- 30 AN EASEMENT 12' IN WIDTH FOR PUBLIC STREET AND UTILITY PURPOSES IN FAVOR OF THE CITY OF INDIO, DEDICATED PER INST. 1975-124206, REC. 10/09/1975, O.R.
- 38 AN EASEMENT FOR PUBLIC HIGHWAY IN FAVOR OF THE COUNTY OF RIVERSIDE PER BOOK 233 PAGE 220, REC. 11/14/1906, O.R.

EASEMENT DATA

- 13 AN EASEMENT FOR CONSTRUCTION/IMPROVEMENT OF THE AREA DESCRIBED IN FAVOR OF THE COACHELLA VALLEY STORM WATER DISTRICT PER BOOK 548 PAGE 324, REC. 07/26/1921, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-009

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

WO No.: C7-0048

PROJECT: MONROE STREET AND I-10

SCALE: NTS

PREPARED BY: A. KALAIJI

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: MAY, 2024

APPROVED BY:

Lloyd Harmon II

DATE: 05/29/2024

SHEET 2 OF 2



ATTACHMENT "3"

The following to be paid by County to Grantor in the amount of \$2,207,712.39.

| Item | Description of Work | Amount |
|------|---------------------|-----------------|
| | | |
| | | |
| | | |
| | | |
| | Improvement Cost | \$ 0 |
| | | |
| | | |
| | | |
| | Total | \$ 2,207,712.39 |

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ATTACHMENT "4"
DEED(s)

Recorded at request of and return to:
County of Riverside Transportation
Department – Real Estate Division
3525 14th St.
Riverside, CA 92501

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: C7-0048 Interstate
I10 Monroe Street Interchange
PARCEL: 0048-009
APN: 610-093-037

FEDERAL#: STPLN-5956-294

GRANT DEED

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

Amrut Patel and Sita Patel, husband, and wife as joint tenants, as to an undivided 75% interest, and Jayanti P. Patel and Bhagvati J. Patel, Co-Trustees of the Jayanti P. Patel and Bhagvati J. Patel Revocable Trust dated May 8, 1998, as undivided twenty-five percent (25%) interest.

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: C7-0048 Interstate I10 Monroe
Street Interchange


PARCEL: 0048-009

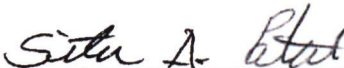
APN: 610-093-037

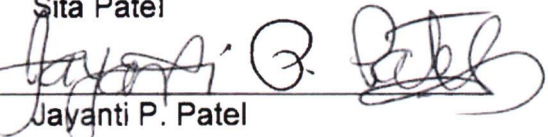
Dated: 04-18-2025

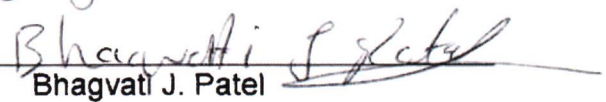
GRANTOR:

Amrut Patel and Sita Patel, husband, and wife as joint tenants, as to an undivided 75% interest, and Jayanti P. Patel and Bhagvati J. Patel, Co-Trustees of the Jayanti P. Patel and Bhagvati J. Patel Revocable Trust dated May 8, 1998, as undivided twenty-five percent (25%) interest.

By: 
Amrut Patel

By: 
Sita Patel

By: 
Jayanti P. Patel

By: 
Bhagvati J. Patel

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.

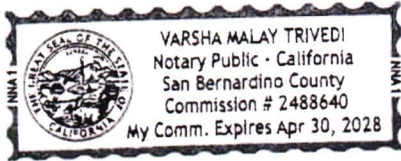
STATE OF CALIFORNIA)
COUNTY OF San Bernardino)

On 04-18-2025, before me, Varsha Malay Trivedi, a Notary Public, personally Bhagwati J. Patel appeared Amrut Patel, Sita Patel, Jayanti P. Patel, 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 V.M. Trivedi



Place Notary Seal Above



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PCL No.: 0048-009

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
SURVEY DIVISION

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SCALE: NTS

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PREPARED BY: A. KALAJJI

DATE: MAY, 2024

APPROVED BY: _____

DATE: _____

SHEET 1 OF 1

**NOT TO BE
RECORDED!**