

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



ITEM: 21.11  
(ID # 28379)

**MEETING DATE:**  
Tuesday, July 29, 2025

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Public Hearing - Adopt Resolution No. 2025-180, Authorization to Adopt a Resolution of Necessity for the Interstate 10 - Monroe Street Interchange Improvement Project in the City of Indio. CEQA Findings of Nothing Further is Required pursuant to State CEQA Guidelines. District 4. [55,963 Total Cost - Coachella Valley Association of Governments (75%), City of Indio (25%)] (4/5 Vote Required, Clerk to Send Notice to Property Owner)

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

1. **Find** that nothing further is required pursuant to the California Environmental Quality Act (CEQA) because the project was previously approved and found to be exempt pursuant to State CEQA Guidelines § 15282(g) and § 21080.13 of the California Public Resources Code;
2. **Approve** Resolution No. 2025-180, authorizing the Resolution of Necessity for the Monroe Street / Interstate 10 Interchange Improvement Project; and
3. **Allocate** the sum of \$40,500.00 for deposit to the State Condemnation Fund.

**ACTION:**4/5 Vote Required, Policy

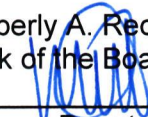
  
Dennis Acuna, Director of Transportation 7/17/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Medina, seconded by Supervisor Gutierrez 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: July 29, 2025  
xc: Transp.

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 55,963	\$ 0	\$ 55,963	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Coachella Valley Association of Governments (75%) City of Indio (25%)			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2025/2026	

**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 Monroe Street / Interstate 10 Interchange from two to four lanes on Monroe Street between the Coachella Valley Storm Channel and 42<sup>nd</sup> Avenue, reconstruct and widen the on- and off-ramps to two or three lanes at the intersection of 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 Monroe Street Interchange is a major access point for existing development in the interchange area.

As documented in the Notice of Exemption, the Transportation Department conducted a review of the proposed project and determined that the Project, including the acquisition of the permanent rights, is categorically exempt from the provisions of CEQA, under the General Rule Exemption, pursuant to CEQA Guidelines §15051(a). Because the Project is being carried out by the County, the County shall be the CEQA Lead Agency.

The Transportation Department has presented a written offer to the property owner as required by Government Code § 7262.2. The amount of the offer is consistent with current property values in the City of Indio and is based upon a fair market value appraisal report. The Transportation Department has also offered to pay reasonable costs, not to exceed \$5,000, for an independent appraisal obtained by the property owner as required by the Code of Civil Procedure § 263.025.

Negotiations are still ongoing with the property owner listed below for the property rights needed for the Project. The Transportation Department will continue to conduct good faith negotiations with the property owner in an effort to reach a mutually agreed-upon settlement.

<b>Parcel No.</b>	<b>Assessor's Parcel No.</b>	<b>Interest</b>	<b>Sq. ft. of required area</b>
0048-008A	610-101-025	Road Right of Way Easement	1,250
0048-008B	610-101-025	Temporary Construction Easement	2,851

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

The Notice of Intention Resolution No. 2025-179, approved July 1, 2025, as Minute Order 3.45, set a public hearing on July 29, 2025, for the proposed adoption of Resolution No. 2025-180, Adoption of Resolution of Necessity (R.O.N.). The R.O.N. hearing on July 29, 2025, is needed to permit the Monroe Street / Interstate 10 Interchange Project to be completed.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various statutes including Government Code § 25350.5, Streets and Highway Code § 760, and Code of Civil Procedure §§ 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.140, 1240.510, and 1240.610.

**Impact on Residents and Businesses**

No displacement or relocation of existing residents, businesses, farms, non-profits, or government services will occur as a result of this project. Permanent and temporary impacts would be considered less than significant under CEQA and not adverse under NEPA.

**Additional Fiscal Information**

The following summarizes the funding necessary for the deposits to the State of Condemnation Fund for the property referenced above as well as due diligence costs and staff time during the condemnation process.

Right of Way Acquisition (Deposit to the State Condemnation Fund)	\$	40,500.00
Litigation Guarantee	\$	463.00
Independent appraisal obtained by the owner	\$	5,000.00
Transportation Department Staff Time (Condemnation Process)	\$	10,000.00
<b>Total Estimated Costs</b>	<b>\$</b>	<b>55,963.00</b>

All costs associated with the deposits of these properties are fully funded by local funds (Coachella Valley Association of Governments and City of Indio).

**ATTACHMENTS:**

- Resolution No. 2025-180
- Legal & Plat
- Aerial Map
- Authorization to Bill

  
Jason Farin, Principal Policy Analyst      7/23/2025

2 **Resolution No. 2025-180**

3 **Authorization to Adopt a Resolution of Necessity for the Monroe Street /**  
4 **Interstate 10 Interchange Project in the City of Indio, County of Riverside, State**  
5 **of California**

6  
7 **WHEREAS**, the portion of real property that is subject to this Notice (collectively  
8 the ("Subject Property") is located in the City of Indio, County of Riverside, State of  
9 California, is legally described and depicted on the documents attached hereto as Exhibit  
10 "A" and Exhibit "B" (and incorporated herein by this reference), is referenced as Parcel  
11 No's. 0048-008A and 0048-008B

12 **WHEREAS**, the Subject Property, is listed in table below:

Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0048-008A	610-101-025	Starfire Group
0048-008B	610-101-025	Starfire Group

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14  
15  
16  
17  
18 **WHEREAS**, the 'Project' proposes to reconstruct and widen Monroe Street at Interstate 10,  
19 from two to four lanes on Monroe Street between the Coachella Valley Storm Channel and  
20 42<sup>nd</sup> Avenue, reconstruct and widen the on- and off-ramps to two or three lanes at the  
21 intersection with Monroe Street, construct eastbound auxiliary lane between Monroe Street  
22 and Jackson Street on Interstate 10 and extend the on- and off-ramps with acceleration and  
23 deceleration lanes. The Monroe Street / Interstate 10 interchange is a major access point for  
24 existing development at the interchange area.

25 **WHEREAS** permanent acquisition of right of way, along with temporary  
26 construction easements, are expected to be necessary at various locations along the  
27 project;  
28

JUL 29 2025 21.11

FORM APPROVED COUNTY COUNSEL  
BY: G. ROSS STRINDLE III  
DATE: 7/29/25

1  
 2           **WHEREAS**, Parcel 0048-008A is a permanent road right of way easement and  
 3 Parcel 0048-008B is a Temporary Construction Easement in favor for the County, its  
 4 agents, employees, and contractors for a period of 60 months necessary to facilitate and  
 5 accomplish the construction of the  
 6 Interstate 10 / Monroe Street Interchange Improvement Project;

7           **WHEREAS**, the interest in the Subject Properties that are subject of this  
 8 Resolution is identified below;

9

Project Parcel No.(s)	Fee Simple	Permanent Easement	Temporary Construction Easement
0048-008A		X	
0048-009B			X

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 11  
 12  
 13  
 14           **WHEREAS**, the statutes that authorize the County of Riverside to acquire the  
 15 Subject Property Interests by eminent domain include Article 1, Section 19 of the  
 16 California Constitution; Government Code §25350.5; § 760 of the Streets and Highways  
 17 Code; and §§ 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130,  
 18 1240.140, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.510, and  
 19 1240.610 of the Code of Civil Procedure.

20           Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of  
 21 Supervisors (“Board”) of Riverside County, State of California, not less than four/fifths of  
 22 all members concurring, in regular session assembled on July 29, 2025, that the Board  
 23 finds and determines each of the following:

- 24           1.       Notice of Board’s Intention to Adopt this Resolution of Necessity was duly  
 25 given as required by § 12.45.235 of the Code of Civil Procedures in regular session  
 26 assembled on July 1, 2025 pursuant to Minute Order 3.45 setting the hearing for this  
 27  
 28

1 Board Agenda in regular session to and, on the date and at the time and place fixed for  
2 hearing, this Board did hear and consider all of the evidence presented.

3 2. That the public interest and necessity require the Project;

4 3. That the Project is planned or located in the manner that will be most  
5 compatible with the greatest public good and least private injury.

6 4. That the Subject Property Interests are necessary for the Project;

7 5. That the offers required by § 7267.2 of the Government Code have been  
8 made to the owners of record of the Subject Properties;

9 6. That, to the extent that the Subject Properties are already devoted to a  
10 public use, the of the Project is a compatible use that will not unreasonably interfere  
11 with or impair the continuance of the public use as it presently exists or may reasonably  
12 be expected to exist in the future (California Code of Civil Procedure § 1240.510) or the  
13 use of the Project is a more necessary public use than is the presently existing public  
14 use (California Code of Civil Procedure § 1240.610);

15 7. As documented in the Notice of Exemption, the Riverside County  
16 Transportation Department (Transportation Department) conducted a review of the  
17 proposed Project and determined that the Project, including the acquisition of the  
18 permanent and temporary rights, is categorically exempt from the provisions of CEQA,  
19 under the General Rule Exemption, pursuant to CEQA Guidelines § 15051(a);

20 8. That acquisition of the Subject Property Interest will promote the interests  
21 of the County of Riverside.

22 BE IT FURTHER RESOLVED AND ORDERED that the County Counsel of the  
23 County of Riverside is hereby authorized and empowered:

24 1. To acquire the Subject Property Interest by condemnation in accordance with  
25 the Constitution and laws relating to eminent domain.

26 2. To prepare and prosecute in the name of the County such proceedings in the  
27 proper court having jurisdiction thereof as are necessary for such acquisition.

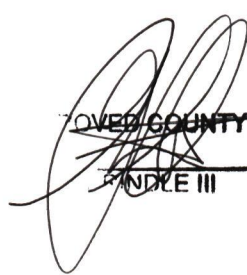
28 3. To make application to the Court for an order to deposit the probable

1 amount of compensation out of proper funds under the control of the County into the  
2 Condemnation Deposits Fund with the Office of the State Treasurer and to make  
3 application to the Court and for an order permitting the County to take prejudgment  
4 possession and use the Subject Property Interest for the purpose of construction the  
5 Project.

6 4. To compromise and settle such proceedings if such settlement can be  
7 reached and in that event, to take all necessary actions to complete the acquisition,  
8 including stipulations as to judgement and other matters and the causing of all  
9 payments to be made.

10 5. To correct any errors or to make or agree to nonmaterial changes in the legal  
11 description of the real property that are deemed necessary for the conduct of the  
12 condemnation action, or other proceedings or transactions required to acquire the  
13 Subject Property interest.

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COUNTY COUNSEL  
ANDREW III  
DATE 12/25

2  
3 RESOLUTION NO. 2025-180

4 AUTHORIZATION TO ADOPT A RESOLUTION OF NECESSITY FOR THE MONROE  
5 STREET / INTERSTATE 10 INTERCHANGE PROJECT IN THE CITY OF INDIO,  
6 COUNTY OF RIVERSIDE, CALIFORNIA

7 ROLL CALL:

8 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

9 Nays: None

10 Absent: None

11  
12  
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
14 Supervisors on the date therein set forth.

15  
16 KIMBERLY A. RECTOR, Clerk of said Board

17  
18 By:  \_\_\_\_\_

19 Deputy

20  
21  
22 07/29/2025 Item 21.11  
23  
24  
25

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-008A

BEING A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT 16-107 AS DESCRIBED BY CERTIFICATE OF COMPLIANCE, RECORDED FEBRUARY 09, 2004 AS DOCUMENT NUMBER 2004-0091347, 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, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 14, AS SHOWN BY PARCEL MAP NUMBER 24211 ON FILE IN BOOK 156, PAGE 82 OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 00°04'56" WEST ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 599.99 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL "A";

THENCE NORTH 89°56'19" EAST ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 42.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "A", BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET (42.00 FOOT EASTERLY HALF-WIDTH), AS DESCRIBED BY QUITCLAIM DEED RECORDED OCTOBER 9, 1975, AS INSTRUMENT NUMBER 124206, SAID OFFICIAL RECORDS, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°56'19" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 8.00 FEET TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE OF SECTION 14;

THENCE SOUTH 00°04'56" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 45.22 FEET;

THENCE SOUTH 45°04'56" WEST, A DISTANCE OF 7.07 FEET TO A LINE PARALLEL WITH AND DISTANT 45.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE OF SECTION 14;

THENCE SOUTH 00°04'56" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 230.22 FEET;

THENCE SOUTH 41°50'23" EAST, A DISTANCE OF 27.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLEANDER AVENUE (30.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY TRACT MAP NUMBER 2401 ON FILE IN MAP BOOK 46, PAGES 62 AND 63 OF MAPS, SAID OFFICIAL RECORDS;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-008A

THENCE SOUTH 89°55'07" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.57 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID TANGENT CURVE, NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 90°09'49", AN ARC DISTANCE OF 31.47 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°04'56" EAST, A DISTANCE OF 281.17 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1,250 SQUARE FEET OR 0.029 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 1.000016606 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



06/14/2024

DATED:

P.O.C.  
W 1/4 COR  
SECTION 14

# EXHIBIT "B"

(0048-008A)

APN 610-093-037

APN 610-101-025

T.P.O.B.  
NW'LY COR PCL. "A"

PARCEL MAP  
NO. 24211  
PM 156/82  
PARCEL 1



○ CURVE DATA

⑩ R=20.00'  
Δ=90°09'49"  
D=31.47'  
T=20.06'

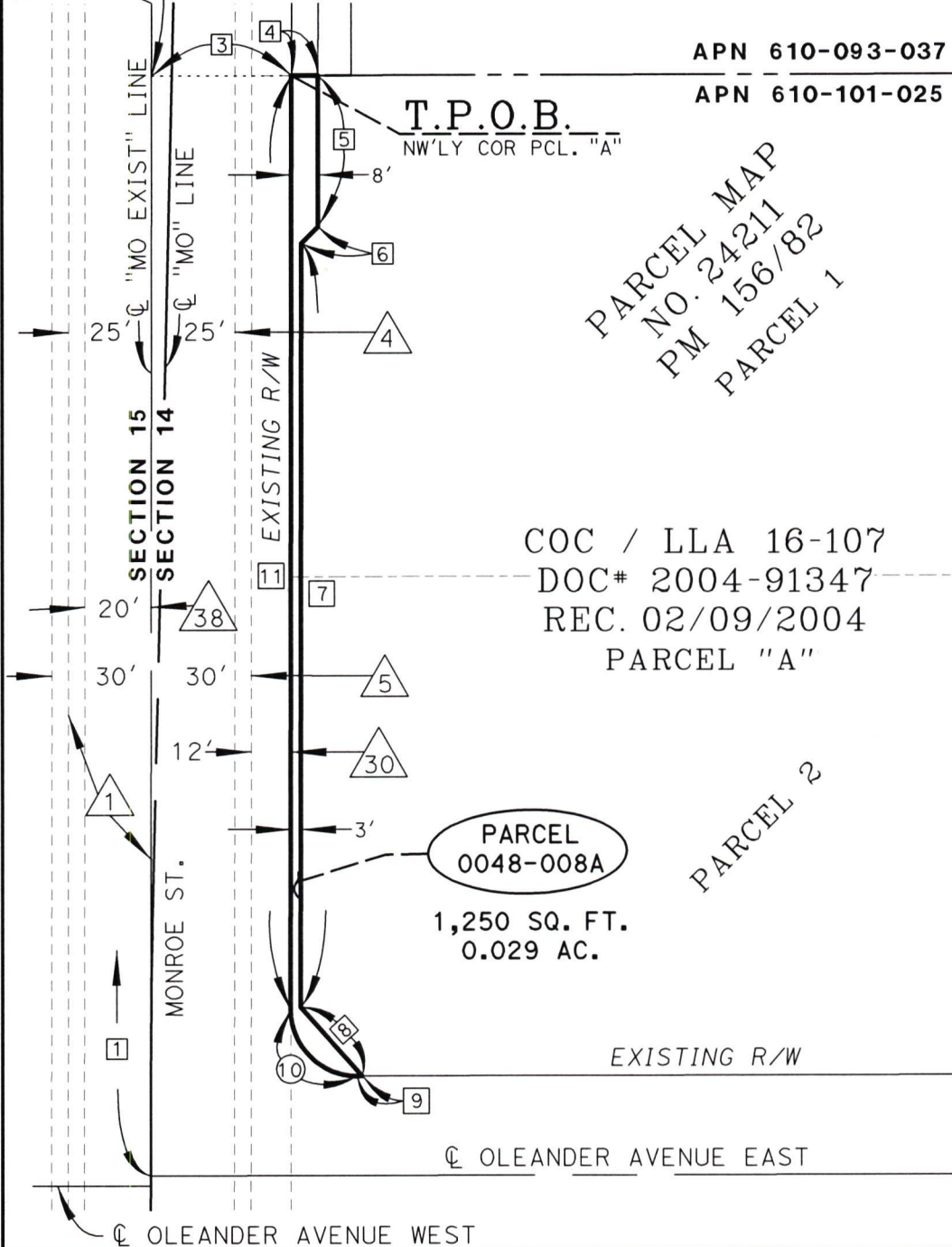
□ LINE DATA

- ① N00°04'56"E 931.24'
- ② S00°04'56"W 599.99'
- ③ N89°56'19"E 42.00'
- ④ N89°56'19"E 8.00'
- ⑤ S00°04'56"W 45.22'
- ⑥ S45°04'56"W 7.07'
- ⑦ S00°04'56"W 230.22'
- ⑧ S41°50'23"E 27.88'
- ⑨ S89°55'07"W 1.57'
- ⑪ N00°04'56"E 281.17'

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



30'



COC / LLA 16-107  
DOC# 2004-91347  
REC. 02/09/2004  
PARCEL "A"

PARCEL  
0048-008A  
1,250 SQ. FT.  
0.029 AC.

PARCEL 2

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.: 0048-008A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10
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: A. KALAIJI	
DATE: JUNE, 2024	APPROVED BY: <i>Lloyd Harmon</i> DATE: 06/14/2024
SHEET 1 OF 2	



# EXHIBIT "B"

(0048-008A)

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.
- 12
 AN EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF INDIO, DEDICATED AND ACCEPTED PER MB 46/62-63, FILED 02/21/1963
- 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.


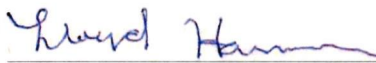
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606		
PCL No.: 0048-008A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10	
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
PREPARED BY: A. KALAIJI	APPROVED BY: 	
DATE: JUNE, 2024	DATE: 06/14/2024	
SHEET 2 OF 2		

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-008B

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT 16-107 AS DESCRIBED BY CERTIFICATE OF COMPLIANCE, RECORDED FEBRUARY 09, 2004 AS DOCUMENT NUMBER 2004-0091347, 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, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 14, AS SHOWN BY PARCEL MAP NUMBER 24211 ON FILE IN BOOK 156, PAGE 82 OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 00°04'56" WEST ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 599.99 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL "A";

THENCE NORTH 89°56'19" EAST ALONG SAID PROLONGATION, A DISTANCE OF 42.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "A", BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONROE STREET (42.00 FOOT EASTERLY HALF-WIDTH), AS DESCRIBED BY QUITCLAIM DEED RECORDED OCTOBER 9, 1975, AS INSTRUMENT NUMBER 124206, SAID OFFICIAL RECORDS;

THENCE CONTINUING NORTH 89°56'19" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 8.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°56'19" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 55.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE OF SECTION 14;

THENCE SOUTH 00°04'56" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 276.63 FEET TO HEREINAFTER DESCRIBED COURSE "A";

COURSE "A"

THENCE SOUTH 41°50'23" EAST, A DISTANCE OF 32.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLEANDER AVENUE (30.00 FOOT NORTHERLY HALF-WIDTH), AS SHOWN BY TRACT MAP NUMBER 2401 ON FILE IN MAP BOOK 46, PAGES 62 AND 63 OF MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 89°55'07" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 13.41 FEET TO A LINE PARALLEL WITH AND DISTANT 10.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID COURSE "A";

THENCE NORTH 41°50'23" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 27.88 FEET TO A LINE PARALLEL WITH AND DISTANT 45.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE OF SECTION 14;

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-008B

THENCE NORTH 00°04'56" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 230.22 FEET;

THENCE NORTH 45°04'56" EAST, A DISTANCE OF 7.07 FEET TO A LINE PARALLEL WITH AND DISTANT 50.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE OF SECTION 14;

THENCE NORTH 00°04'56" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 45.22 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 2,851 SQUARE FEET OR 0.065 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 1.000016606 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



06/14/2024

DATED:

P.O.C.

W 1/4 COR  
SECTION 14

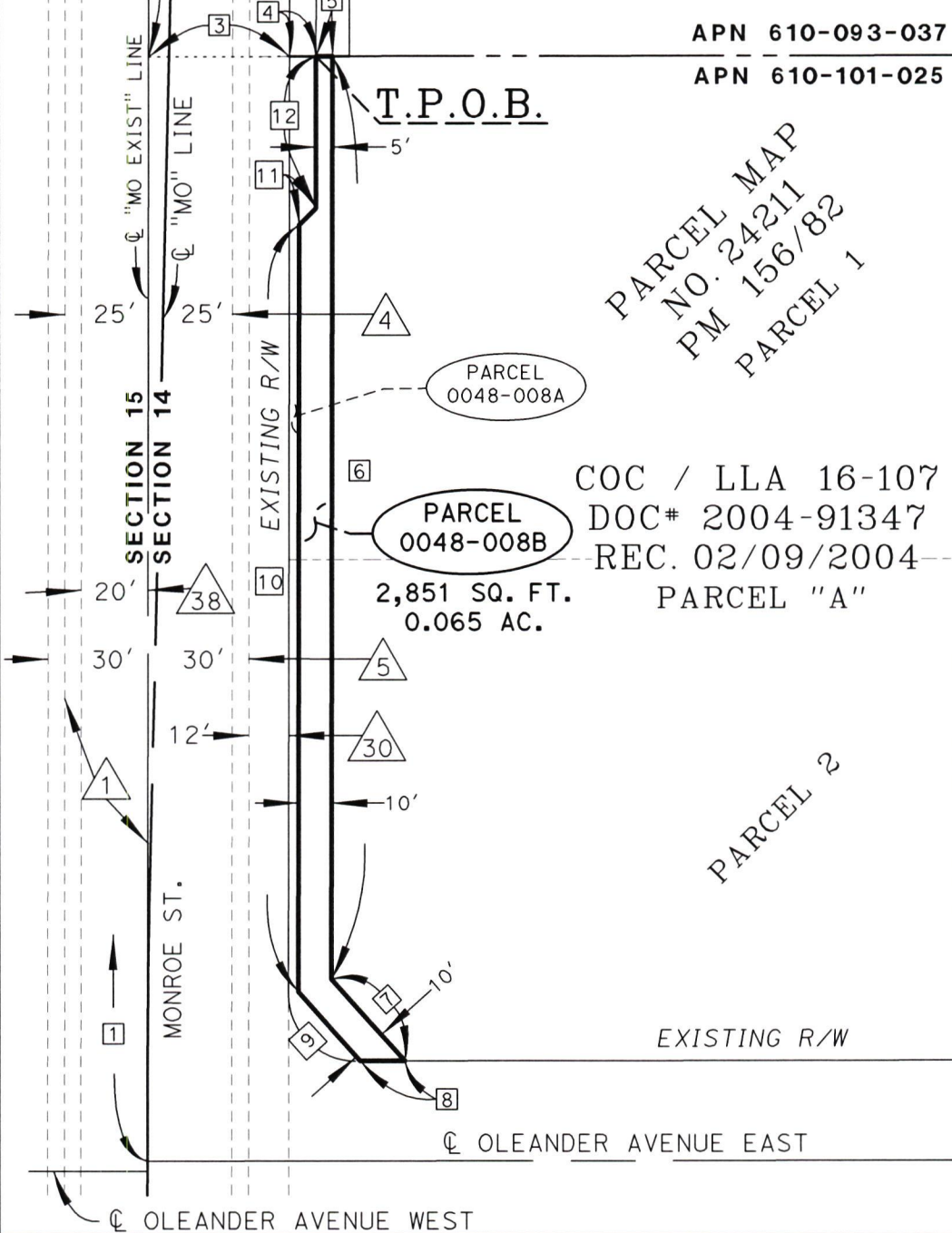
# EXHIBIT "B"

(0048-008B)

TEMPORARY CONSTRUCTION EASEMENT

APN 610-093-037

APN 610-101-025



PARCEL MAP  
NO. 24211  
PM 156/82  
PARCEL 1

PARCEL  
0048-008A

PARCEL  
0048-008B

2,851 SQ. FT.  
0.065 AC.

COC / LLA 16-107  
DOC# 2004-91347  
REC. 02/09/2004  
PARCEL "A"

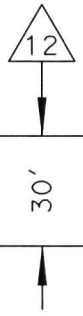
PARCEL 2



□ LINE DATA

1	N00°04'56"E	931.24'
2	S00°04'56"W	599.99'
3	N89°56'19"E	42.00'
4	N89°56'19"E	8.00'
5	N89°56'19"E	5.00'
6	S00°04'56"W	276.63'
7	S41°50'23"E	32.98'
- COURSE 'A'		
8	S89°55'07"W	13.41'
9	N41°50'23"W	27.88'
10	N00°04'56"E	230.22'
11	N45°04'56"E	7.07'
12	N00°04'56"E	45.22'

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



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.: 0048-008B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10
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: A. KALAIJI	APPROVED BY: <i>Lloyd Harmon</i>
DATE: JUNE, 2024	DATE: 06/14/2024
SHEET 1 OF 2	




# EXHIBIT "B"

(0048-008B)

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.
- 12
 AN EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF INDIO, DEDICATED AND ACCEPTED PER MB 46/62-63, FILED 02/21/1963
- 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.

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.: 0048-008B	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10	
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: A. KALAIJI	APPROVED BY: <i>Lloyd Harmon</i>	
DATE: JUNE, 2024	DATE: 06/14/2024	
SHEET 2 OF 2		

**EXHIBIT**  
 (0048-008B)  
 AERIAL EXHIBIT



MONROE ST.

SECTION 15  
 SECTION 14

EXISTING R/W

APN 610-101-025

STARFIRE GROUP  
 DOC# 2004-91347  
 REC. 02/09/2004  
 PARCEL "A"

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

PARCEL  
 0048-008B

2,851 SQ. FT.  
 0.065 AC.

EXISTING R/W

OLEANDER AVENUE EAST

PCL No.: 0048-008B

WO No.: C7-0048

SCALE: NTS

PREPARED BY: L. HARMON

DATE: JUNE, 2025

SHEET 1 OF 1

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: \_\_\_\_\_

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

**NOT TO BE  
 RECORDED!**

# EXHIBIT

(0048-008A)  
AERIAL EXHIBIT

PARCEL  
0048-008A

1,250 SQ. FT.  
0.029 AC.

APN 610-101-025

STARFIRE GROUP

DOC# 2004-91347

REC. 02/09/2004

PARCEL "A"

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



MONROE ST.

SECTION 15  
SECTION 14

EXISTING R/W

MONROE ST.

EXISTING R/W

OLEANDER AVENUE EAST

PCL No.: 0048-008A

WO No.: C7-0048

SCALE: NTS

PREPARED BY: L. HARMON

DATE: JUNE, 2025

SHEET 1 OF 1

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: \_\_\_\_\_

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

**NOT TO BE  
RECORDED!**