

10) **Quitclaim and Grant Deeds for Interstate 15/Railroad Canyon Road Interchange Project**

Authorize City Manager to execute grant deeds to the State of California Department of Transportation (Caltrans) for the Interstate 15/Railroad Canyon Road Interchange project and to execute certificates of acceptance for the quitclaim deeds from Riverside County Transportation Commission (RCTC) related to the Interstate 15/Railroad Canyon Road Interchange project.



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Remon Habib, City Engineer

**Date:** July 25, 2023

**Subject:** Quitclaim and Grant Deeds for Interstate 15/Railroad Canyon Road Interchange Project

### **Recommendation**

Authorize City Manager to execute grant deeds to the State of California Department of Transportation (Caltrans) for the Interstate 15/Railroad Canyon Road Interchange project and to execute certificates of acceptance for the quitclaim deeds from Riverside County Transportation Commission (RCTC) related to the Interstate 15/Railroad Canyon Road Interchange project.

### **Background**

As part of the final close out phase for the Interstate 15/Railroad Canyon Road Interchange project, the City is required to execute these Grant of Deed and Quitclaim Deeds in order for RCTC to finalize the ROW Acquisition between stake holders and close out the project.

### **Discussion**

Interstate 15/Railroad Canyon Road Interchange project completed construction in the summer of 2022. Grant of Deed 25710-1 and 25791-1 and Quitclaim Deed of 25710-2 are rights of way conveyance of Grape Street and Diamond Drive to Caltrans. Quitclaim deeds from RCTC are rights of way conveyance from private properties and ultimately to the City.

### **Fiscal Impact**

No fiscal impact is associated with executing grant and quitclaim of deeds. The Construction of the project was completed in the summer of 2022.

**Attachments**

- Attachment 1 - Grant of Deed of 25710-1
- Attachment 2 - Quitclaim Deed of 25710-2
- Attachment 3 - Grant of Deed of 25791-1
- Attachment 4 - Quitclaim Deeds from RCTC



RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
464 W. 4th STREET, 6th FLOOR  
SAN BERNARDINO, CA 92401-1400  
Attention Record Maps- MS 980

FREE RECORDING:  
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

## GRANT DEED

District	County	Route	Postmile	Number
8	RIV	15	18.96	25710

The CITY OF LAKE ELSINORE, a municipal corporation,

hereinafter called CITY, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, all that real property in the City of Lake Elsinore, County of Riverside, State of California, described as follows:

See Exhibit "A", attached.

Number
25710-1

Dated: \_\_\_\_\_

CITY OF LAKE ELSINORE

\_\_\_\_\_  
[Name of Grantor]  
[Title]

\_\_\_\_\_  
[Name of Grantor]  
[Title]

---

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated \_\_\_\_\_

By \_\_\_\_\_  
Director of Transportation

By \_\_\_\_\_  
Attorney in Fact

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Segment 2, in the southeast Quarter of Section 9, Township 6 South, Range 4 West, San Bernardino Meridian, in the City of Lake Elsinore, County of Riverside, State of California, said portion being the northeasterly 62.00 feet of land described in GRANT DEED to the State of California, recorded September 22, 1978 in Book 1978, Page 200564, Official Records of said County, shown on State Highway Map Book 8, pages 93 to 110 inclusive, on file in the District Office of the State of California, Department of Transportation, and on file in Book 8, pages 93A to 110A inclusive, Records of Riverside County, said portion more particularly shown therein on page 96 and 96A, respectively, said Segment 2 relinquished to the City of Lake Elsinore, Request No. 323 R, recorded December 2, 1982, in Book 1982, Page 209014, Official Records of Riverside County, said portion being all that portion thereof lying southwesterly of the following described line:

**BEGINNING** at a point in the southwesterly line of PARCEL 1, distant northwesterly thereon 127.50 feet from the most southerly corner of said PARCEL 1 as shown on PARCEL MAP 27659, filed in Book 182 of Parcel Maps, pages 89 to 92, inclusive, Records of said County, said southwesterly line being parallel with and distant northeasterly 58.00 feet, measured at right angles, from the northeasterly line of land described in said GRANT DEED; thence southeasterly along the northeasterly line of PARCEL 'A' as shown on last mentioned map to the most westerly corner of PARCEL 6 as shown thereon; thence continuing southeasterly along the southwesterly lines of said PARCEL 6, through its various courses, a total distance of 35.34 feet to the **POINT OF TERMINUS**, said terminus being the southeasterly terminus of the northerly 35.34 feet of the southwesterly line of said PARCEL 6, as described in document titled RELINQUISHMENT OF ACCESS RIGHTS recorded May 20, 2020 in Document No. 2020-0214790, Official Records of said County.

The northwesterly boundary of the hereinabove described land being a line bearing southwesterly from said point of beginning, said northwesterly boundary being perpendicular to the northeasterly line of land described in said GRANT DEED to the State of California, and the southeasterly boundary of the hereinabove described land being a radial line bearing southwesterly from said point of terminus, said radial line being radial to said southwesterly line of PARCEL 6 as shown on said parcel map.

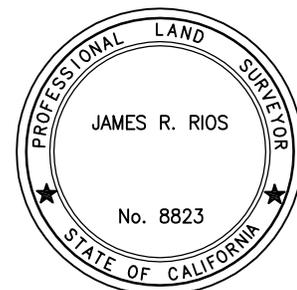
Bearings and distances used in the above description are on the California Coordinate System, Zone 6 (Epoch 2007.00). Divide distances shown by 0.9999114321 to obtain ground level distances.

This real property description has been prepared by me, or under my direction in conformance with the Professional Land Surveyors' Act.

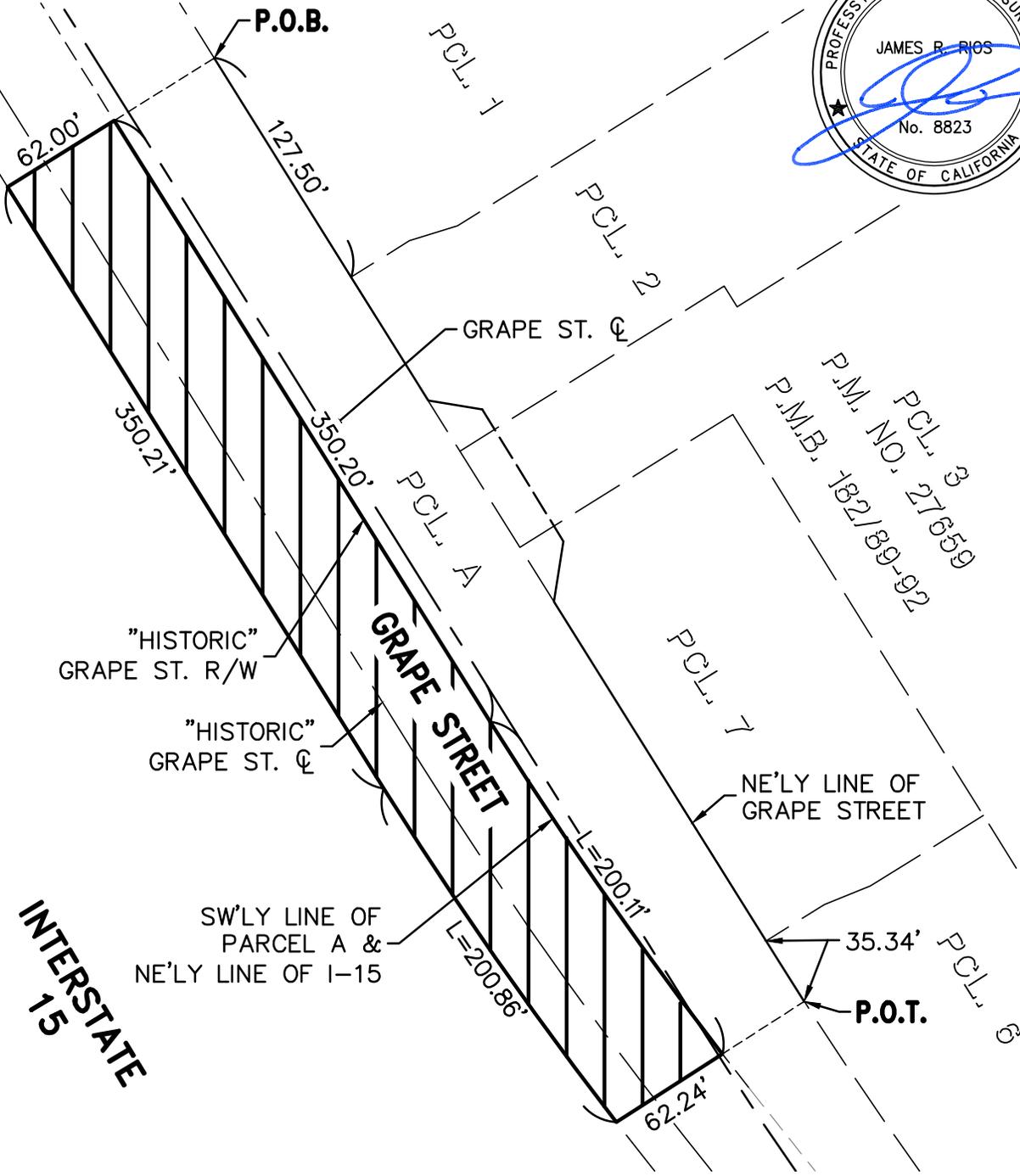
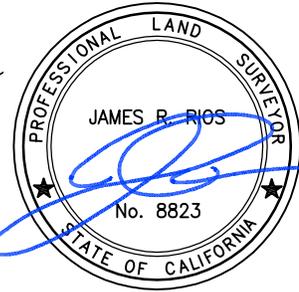
  
James R. Rios, PLS 8823  
Expires: 12/31/2023

05/05/2023

Date



# EXHIBIT "A"



**INTERSTATE  
15**

**SCALE**  
1" = 80'  
SHEET 1 OF 1



										DESCRIPTION AREA
-----										CENTERLINE
-----										ADJACENT PROPERTY

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 10390 Commerce Center Drive, Suite C-190  
 Rancho Cucamonga, CA 91730-5858  
 (909) 303-7960 - www.towill.com

j:\EO\obs\15484 Railroad Cyn\Office\Legals\Grape Street Transfer 25710-1.dwg; Jun 30, 2023 - 11:03am

RECORDING REQUESTED BY

When Recorded Mail To

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
464 W. 4th STREET, 6th FLOOR  
SAN BERNARDINO, CA 92401-1400  
Attention Record Maps- MS 980

FREE RECORDING:  
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

## QUITCLAIM DEED

District	County	Route	Postmile	Number
8	RIV	15	18.96	25710

The CITY OF LAKE ELSINORE, a municipal corporation,

hereinafter called CITY, hereby releases and quitclaims to the State of California, Department of Transportation, hereinafter called STATE, all right, title and interest in and to all that real property in the City of Lake Elsinore, County of Riverside, State of California, described as follows:

See Exhibit "A", attached.

<b>Number</b>
25710-2

Dated: \_\_\_\_\_

CITY OF LAKE ELSINORE

\_\_\_\_\_  
[Name of Grantor]  
[Title]

\_\_\_\_\_  
[Name of Grantor]  
[Title]

---

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated \_\_\_\_\_

By \_\_\_\_\_  
Director of Transportation

By \_\_\_\_\_  
Attorney in Fact

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of PARCEL 'A', in the southeast Quarter of Section 9, Township 6 South, Range 4 West, San Bernardino Meridian, in the City of Lake Elsinore, County of Riverside, State of California, as shown on PARCEL MAP 27659, filed in Book 182 of Parcel Maps, pages 89 to 92, inclusive, Records of said County, said portion being all that portion thereof lying southwesterly of the following described line:

**BEGINNING** at a point in the southwesterly line of PARCEL 1, distant northwesterly thereon 127.50 feet from the most southerly corner of said PARCEL 1 as shown on PARCEL MAP 27659, filed in Book 182 of Parcel Maps, pages 89 to 92, inclusive, Records of said County, said southwesterly line being parallel with and distant northeasterly 58.00 feet, measured at right angles, from the northeasterly line of land described in GRANT DEED to the State of California, recorded September 22, 1978 in Book 1978, Page 200564, Official Records of said County; thence southeasterly along the northeasterly line of PARCEL 'A' as shown on said map to the most westerly corner of PARCEL 6 as shown thereon; thence continuing southeasterly along the southwesterly lines of said PARCEL 6, through its various courses, a total distance of 35.34 feet to the **POINT OF TERMINUS**, said terminus being the southeasterly terminus of the northerly 35.34 feet of the southwesterly line of said PARCEL 6, as described in document titled GRANT DEED, RELINQUISHMENT OF ACCESS RIGHTS recorded May 20, 2020 in Document No. 2020-0214790, Official Records of said County.

The northwesterly boundary of the hereinabove described land being a line bearing southwesterly from said point of beginning, said northwesterly boundary being perpendicular to the northeasterly line of land described in said GRANT DEED to the State of California, and the southeasterly boundary of the hereinabove described land being a radial line bearing southwesterly from said point of terminus, said radial line being radial to said southwesterly line of PARCEL 6 as shown on said parcel map.

Bearings and distances used in the above description are on the California Coordinate System, Zone 6 (Epoch 2007.00). Divide distances shown by 0.9999114321 to obtain ground level distances.

This real property description has been prepared by me, or under my direction in conformance with the Professional Land Surveyors' Act.

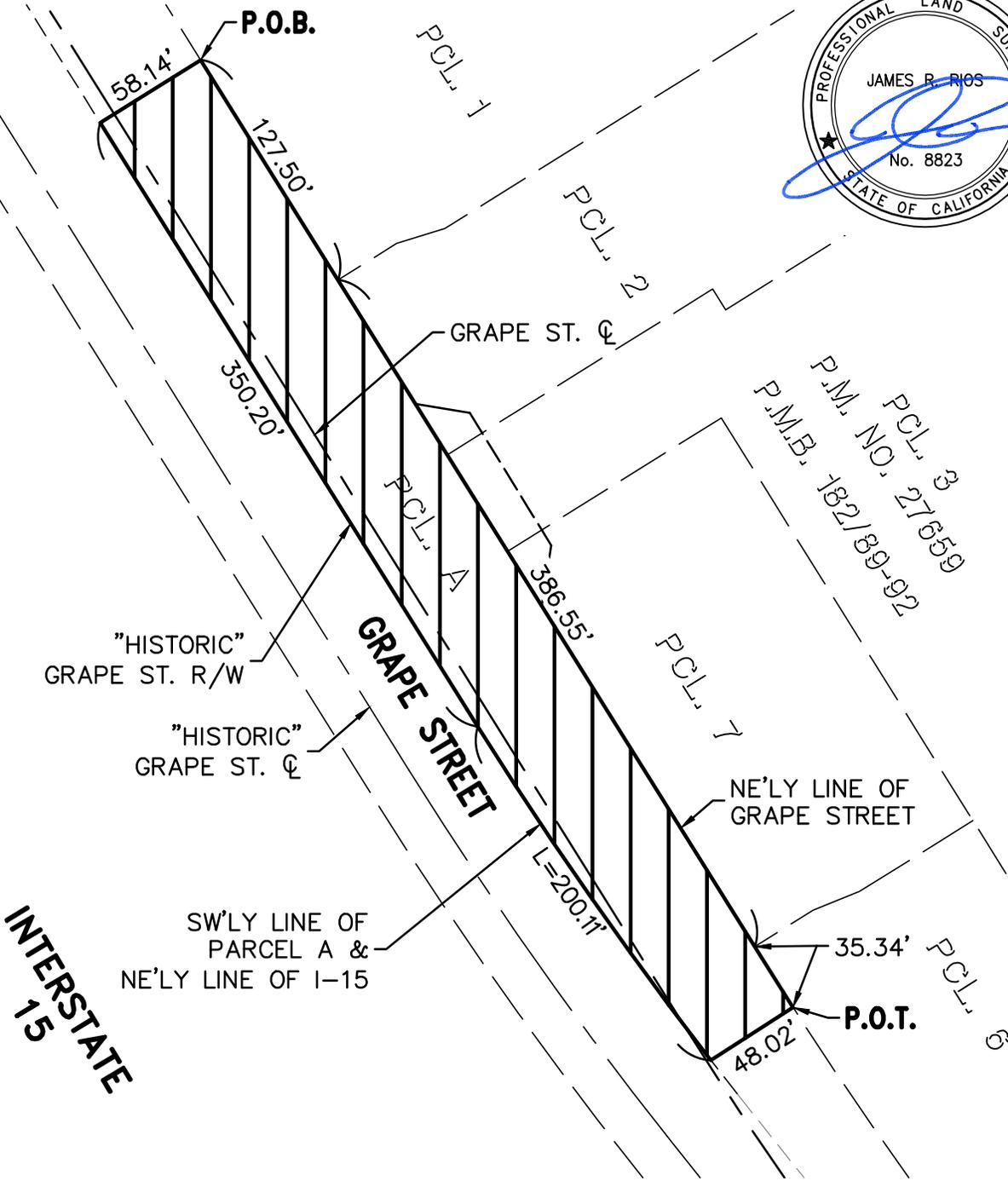
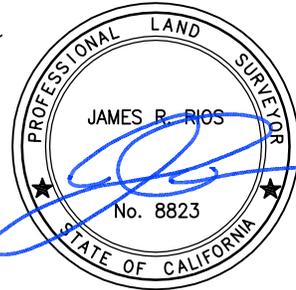
  
James R. Rios, PLS 8823  
Expires: 12/31/2023

05/05/2023

Date



# EXHIBIT "A"



**INTERSTATE  
15**

**SCALE**

1" = 80'

SHEET 1 OF 1



DESCRIPTION AREA

CENTERLINE

ADJACENT PROPERTY



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and GIS Services

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(909) 303-7960 - www.towill.com

RECORDING REQUESTED BY

When Recorded Mail To

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DEPARTMENT OF TRANSPORTATION  
464 W. 4th STREET, 6th FLOOR  
SAN BERNARDINO, CA 92401-1400  
Attention Record Maps- MS 980

FREE RECORDING:  
This instrument is for the benefit of The State of California, and is entitled to be recorded without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

## GRANT DEED

District	County	Route	Postmile	Number
8	RIV	15	19.16	25791-1

The CITY OF LAKE ELSINORE, a municipal corporation, hereinafter called CITY,

hereby grants to the State of California, Department of Transportation, hereinafter called STATE,

all that real property in the City of Lake Elsinore, County of Riverside, State of California, described as follows:

See Exhibit "A", attached.

08-RIV-15-PM 19.16-25791 (25791-1)

Number
25791-1

Dated: \_\_\_\_\_

CITY OF LAKE ELSINORE

\_\_\_\_\_  
[Name of Grantor]  
[Title]

\_\_\_\_\_  
[Name of Grantor]  
[Title]

---

This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated \_\_\_\_\_

By \_\_\_\_\_  
Director of Transportation

By \_\_\_\_\_  
Attorney in Fact

## EXHIBIT "A"

### LEGAL DESCRIPTION

That portion of Segment 1, situated in the City of Lake Elsinore, County of Riverside, State of California, relinquished to the City of Lake Elsinore, as described in document titled RELINQUISHMENT OF HIGHWAY RIGHT OF WAY, REQUEST No. 323 R, recorded December 2, 1982 in Book 1982, Page 209014, Official Records of said County, as shown on State Highway Map Book 8, Pages 93A to 110A, inclusive, on file in the Office of the County Recorder of said County, said Segment 1 more particularly shown therein on Page 101A, said portion being all that portion thereof lying northeasterly of the following described line:

**COMMENCING** at the northeasterly terminus of that certain Course "B" as described in GRANT DEED to the State of California, recorded September 22, 1978 in Book 1978, Page 200564, Official Records of said Riverside County, said course shown therein as (North 30°00'00" East 233.98 feet), said course being the southeasterly line of Railroad Canyon Road (relocated), as shown by State of California Department of Transportation MONUMENTATION MAP Number 443522, on file in Book 205, Page 054, in the Office of the County Surveyor of said County, said road now known as Diamond Drive; thence southwesterly 20.03 feet along said Course "B" to the northeasterly terminus of the southerly 19.38 feet of the northwesterly line of Parcel 1 of PARCEL MAP 20268, on file in Book 128 of Parcel Maps, pages 20 to 22, inclusive, Records of Riverside County, said northwesterly line shown as (North 30°00'00" East 39.41 feet) on RECORD OF SURVEY filed in Book 85 of Records of Survey, pages 62 and 63, in the Office of the County Surveyor of said County, said southerly 19.38 feet of said northwesterly line being reserved as an access opening to the freeway (Diamond Drive) as described in Document No. 2021-0243433, recorded April 20, 2021, Official Records of said County, said northeasterly terminus being the **POINT OF BEGINNING**; thence northwesterly 55.00 feet, perpendicular to said Course "B", to the centerline of said road as shown on said State Highway Map Book 8, Page 101A; thence southwesterly 8.33 feet, along said centerline, to the intersection thereof and a line which bears southeasterly, perpendicular to said centerline, from a point in the northwesterly line of land as described in GRANT DEED recorded March 12, 2020, as Document No. 2020-0116509, Official Records of said County, said point being distant southwesterly, along said northwesterly line 54.24 feet from the most northerly corner of said land; thence northwesterly 55.00 feet, perpendicular to said centerline, to the **POINT OF TERMINUS** in that certain Course "A" as described in said GRANT DEED to the State of California, said Course "A" shown therein as (South 30°00'00" West 236.32 feet).

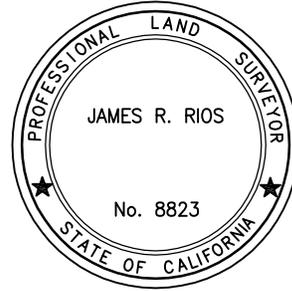
Bearings and distances used in the above description are on the California Coordinate System, Zone 6 (Epoch 2007.00). Divide distances shown by 0.9999114321 to obtain ground level distances.

This real property description has been prepared by me, or under my direction in conformance with the Professional Land Surveyors' Act.

  
James R. Rios, PLS 8823  
Expires: 12/31/2023

05/05/2023

Date



# EXHIBIT "A"

PCL. 1  
LLA 89-4  
INST. # 1989-363168

**SB I-15  
OFF-RAMP**

**DIAMOND DRIVE/  
RAILROAD CANYON ROAD**

**SB I-15  
ON-RAMP**

PCL. 2

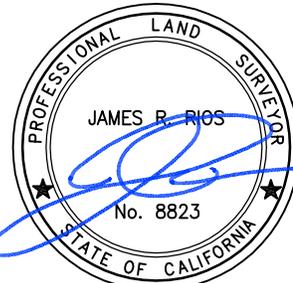
**T.P.O.T.**

**P.O.C.**

**P.O.B.**

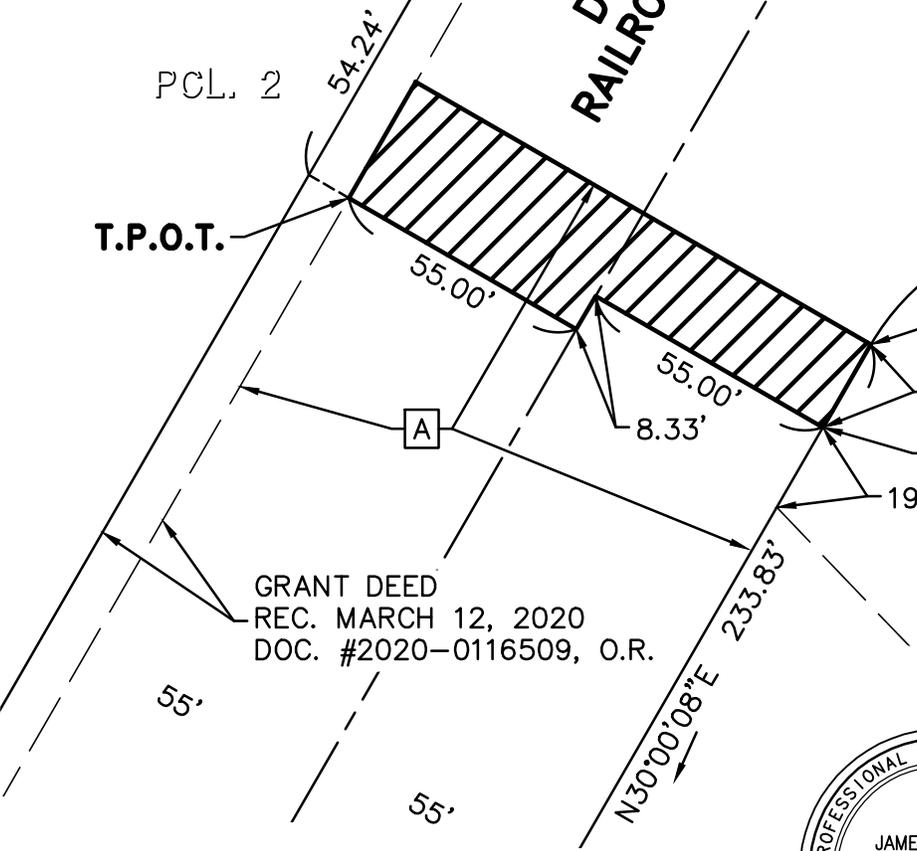
GRANT DEED  
REC. MARCH 12, 2020  
DOC. #2020-0116509, O.R.

PCL. 1  
P.M. NO. 20268  
P.M.B. 128/20-22



**SCALE**  
1" = 40'

SHEET 1 OF 2



**A** SEGMENT 1, RELINQUISHMENT OF HIGHWAY RIGHT OF WAY  
REQUEST No. 323 R, RECORDED DECEMBER 2, 1982 IN  
BOOK 1982, PAGE 209014, OFFICIAL RECORDS.

-  DESCRIPTION AREA STRIP 1
-  CENTERLINE
-  ADJACENT PROPERTY
-  ACCESS RESTRICTION LIMITS



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Rancho Cucamonga, CA 91730-5858  
(909) 303-7960 - www.towill.com

RECORDING REQUESTED BY:

RIVERSIDE COUNTY  
TRANSPORTATION COMMISSION

AND WHEN RECORDED MAIL TO:

Riverside County Transportation Commission  
Attn: Bryce Johnston  
4080 Lemon Street, 3<sup>rd</sup> Floor  
P.O. Box 12208  
Riverside, CA 92502-2208

MAIL TAX STATEMENTS TO

EXEMPT per GC6103

(THIS SPACE FOR RECORDER'S USE ONLY)

## QUITCLAIM DEED

FILE NO: RCPN # 1141-3

ASSESSOR'S PARCEL NO: Portion of 363-140-090-6

Recording Fee: Exempt  
(Government Code Section 27383)

Documentary Transfer Tax: Exempt  
(Revenue and Taxation Code Section 11922)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 [*exempt*]  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale  
( ) Unincorporated area: (X) City of Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA** hereinafter called ("Grantor"),

does hereby QUITCLAIM to the

**CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION** hereinafter called ("Grantee"),

all that certain real property situated in the City of Lake Elsinore, County of Riverside, State of California, conveyed to the RIVERSIDE COUNTY TRANSPORTATION COMMISSION in document titled GRANT OF EASEMENT, Document No. 2020-0099820 recorded March 4, 2020 said real property more fully described and depicted in EXHIBIT "A" attached hereto and incorporated herein by this reference.

See exhibit "A" attached hereto

Date: June 5, 2023

GRANTOR:  
RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION

  
Anne Mayer, Executive Director

ACKNOWLEDGEMENT

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 )

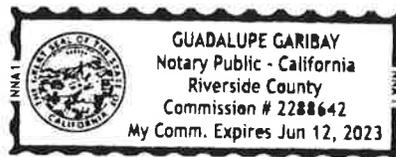
On June 5, 2023 before me, Guadalupe Garibay,  
Notary Public, personally appeared Anne Mayer who proved to  
me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to  
the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their 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: Guadalupe Garibay

(SEAL)



Recorded at the request of and return to:

City of Lake Elsinore  
Attn: City Clerk  
130 South Main Street  
Lake Elsinore, CA 92530

**FREE RECORDING**

This instrument is for the benefit of  
The City of Lake Elsinore, and is  
Entitled to be recorded without fee.  
(Government Code 6103)

---

(Space above this line reserved for Recorder's Use)

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Quitclaim deed or grant of easement deed dated \_\_\_\_\_, to the City of Lake Elsinore, a municipal corporation and/or governmental agency is hereby accepted by order of the City of Lake Elsinore, by the undersigned officer or agent on behalf of the City of Lake Elsinore pursuant to authority conferred by resolution of the City of Lake Elsinore, Resolution #99-17, adopted on March 23, 1999, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY OF LAKE ELSINORE

By: \_\_\_\_\_  
Jason P. Simpson, City Manager

**NOTARY ACKNOWLEDGEMENT**

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 \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

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 \_\_\_\_\_

(Seal)

**EXHIBIT "A"  
TO QUITCLAIM DEED**

**EASEMENT DEED**  
[attached behind this page]

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE CO.  
NATIONAL COMMERCIAL SERVICES

DOC # 2020-0099820  
03/04/2020 08:00 AM Fees: \$0.00  
Page 1 of 12  
Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
4080 Lemon Street, 3rd Floor  
Riverside, California 92502-2208  
Attn: Right of Way Department

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: NADIA #948

RECEIVED  
MAR 06 2020

RIVERSIDE COUNTY  
TRANSPORTATION COMMISSION

FREE RECORDING:

This instrument is for the benefit of Riverside County  
Transportation Commission, and is entitled to be recorded  
without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax  
Code 11922)

APN: 363-140-090-6

Above Space for Recorder's Use

TRA: 005-026

District	County	Route	Post	Number
08	Riv	15	19.0	1141-3

**GRANT OF EASEMENT**  
(Public Utilities)

**IN-N-OUT BURGERS**, a California corporation ("**Grantor**"), is the owner of that certain real property located in the City of Lake Elsinore, County of Riverside, State of California, more particularly described in **Exhibit "1"** attached hereto ("**Grantor's Property**"). FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Grantor hereby grants to **RIVERSIDE COUNTY TRANSPORTATION COMMISSION**, a public agency of the State of California ("**Grantee**"), a perpetual, non-exclusive right and easement over the "**Right of Way Strip**" lying within Grantor's property to construct, use, maintain, repair, replace, inspect, and/or remove the gas vault, water meters, backflows, electric pullbox, and fire hydrant (collectively, the "**Utilities**") currently located on or adjacent to Grantor's Property. The Right of Way Strip is more particularly described in **Exhibit "2"** and more particularly depicted in **Exhibit "3"**, both attached hereto.

Following any entry by Grantee into the Right of Way Strip, Grantee shall promptly restore, at Grantee's sole cost and expense, the surface of and improvements on the Right of Way Strip disturbed by Grantee, to a condition equal or better than the condition which existed prior to its commencement of such work, including without limitation replacement of any sod, landscaping, paving or other improvements that existed prior to such work.

Grantor further grants, bargains, sells and conveys unto Grantee the right of assignment, in whole or in part, to others, and the right to apportion or divide in whatever manner Grantee deems desirable, any one or more, or all, of the easements and rights, including but not limited to all rights of access and ingress and egress granted to the Grantee by this Grant of Easement ("**Easement**"). Grantee shall not assign this Easement or its rights hereunder without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, Grantee shall have the right to assign this Easement to Southern California Edison, Southern California Gas Company and/or Elsinore Valley Municipal Water District, without Grantor's prior consent, provided that Grantee delivers to Grantor notice of and documentation showing such assignment.

**RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE CO.  
NATIONAL COMMERCIAL SERVICES**

**DOC # 2020-0099820**  
03/04/2020 08:00 AM Fees: \$0.00  
Page 1 of 12  
Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

**RECORDING REQUESTED BY**

**WHEN RECORDED RETURN TO:**

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
4080 Lemon Street, 3rd Floor  
Riverside, California 92502-2208  
Attn: Right of Way Department

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: NADIA #948

**FREE RECORDING:**

This instrument is for the benefit of Riverside County  
Transportation Commission, and is entitled to be recorded  
without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax  
Code 11922)

APN: 363-140-090-6

Above Space for Recorder's Use

TRA: 005-026

District	County	Route	Post	Number
08	Riv	15	19.0	1141-3

**GRANT OF EASEMENT**  
(Public Utilities)

**IN-N-OUT BURGERS**, a California corporation ("Grantor"), is the owner of that certain real property located in the City of Lake Elsinore, County of Riverside, State of California, more particularly described in Exhibit "1" attached hereto ("Grantor's Property"). FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Grantor hereby grants to **RIVERSIDE COUNTY TRANSPORTATION COMMISSION**, a public agency of the State of California ("Grantee"), a perpetual, non-exclusive right and easement over the "Right of Way Strip" lying within Grantor's property to construct, use, maintain, repair, replace, inspect, and/or remove the gas vault, water meters, backflows, electric pullbox, and fire hydrant (collectively, the "Utilities") currently located on or adjacent to Grantor's Property. The Right of Way Strip is more particularly described in Exhibit "2" and more particularly depicted in Exhibit "3", both attached hereto.

Following any entry by Grantee into the Right of Way Strip, Grantee shall promptly restore, at Grantee's sole cost and expense, the surface of and improvements on the Right of Way Strip disturbed by Grantee, to a condition equal or better than the condition which existed prior to its commencement of such work, including without limitation replacement of any sod, landscaping, paving or other improvements that existed prior to such work.

Grantor further grants, bargains, sells and conveys unto Grantee the right of assignment, in whole or in part, to others, and the right to apportion or divide in whatever manner Grantee deems desirable, any one or more, or all, of the easements and rights, including but not limited to all rights of access and ingress and egress granted to the Grantee by this Grant of Easement ("Easement"). Grantee shall not assign this Easement or its rights hereunder without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, Grantee shall have the right to assign this Easement to Southern California Edison, Southern California Gas Company and/or Elsinore Valley Municipal Water District, without Grantor's prior consent, provided that Grantee delivers to Grantor notice of and documentation showing such assignment.

**RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE CO.  
NATIONAL COMMERCIAL SERVICES**

**RECORDING REQUESTED BY**

WHEN RECORDED RETURN TO:

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
4080 Lemon Street, 3rd Floor  
Riverside, California 92502-2208  
Attn: Right of Way Department

**FREE RECORDING:**

This instrument is for the benefit of Riverside County  
Transportation Commission, and is entitled to be recorded  
without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax  
Code 11922)

APN: 363-140-090-6

Above Space for Recorder's Use

TRA: OCS-026

District	County	Route	Post	Number
08	Riv	15	19.0	1141-3

**GRANT OF EASEMENT**

(Public Utilities)

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Grantor further grants, bargains, sells and conveys unto Grantee the right of assignment, in whole or in part, to others, and the right to apportion or divide in whatever manner Grantee deems desirable, any one or more, or all, of the easements and rights, including but not limited to all rights of access and ingress and egress granted to the Grantee by this Grant of Easement ("**Easement**"). Grantee shall not assign this Easement or its rights hereunder without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, Grantee shall have the right to assign this Easement to Southern California Edison, Southern California Gas Company and/or Elsinore Valley Municipal Water District, without Grantor's prior consent, provided that Grantee delivers to Grantor notice of and documentation showing such assignment.

Grantor reserves for Grantor and Grantor's successors and assigns, across said Right of Way Strip, rights for (1) underground water pipelines, (2) underground electrical conduit and wires and (3) any other use permitted by law, provided the exercise of such rights does not unreasonably interfere with the Utilities. Grantor shall have the right, at its sole cost and expense, to relocate, alter or change all or any portion of the Utilities located on the Right of Way Strip.

Grantor hereby also grants to Grantee, its successors and assigns, and its and their contractors, agents, and employees, the right of access to the Right of Way Strip, provided Grantee gives Grantor at least forty-eight (48) hours prior notice before entering the Right of Way Strip. All work to be done to the Utilities or within the Right of Way Strip shall be done after or before Grantor's normal business hours, and Grantee agrees to use due care in any use of the Right of Way Strip, and in the construction, installation, repair, replacement and maintenance of the Utilities, so as not to unreasonably disturb Grantor's use of Grantor's Property. Grantee further agrees it shall not materially interfere with Grantor's business operations while-utilizing the Right of Way Strip.

Grantee shall indemnify and hold harmless Grantor from any damages or liability to persons or property that might arise from Grantee's exercise of any rights under this Easement. Grantee further agrees that Grantee will at all times during the duration of this Easement maintain and pay for commercial general liability insurance affording protection to Grantor and Grantee naming Grantor as an additional insured on the policy or policies for a combined bodily injury and property damage limit of liability not less than \$2,000,000.00 for each occurrence, which insurance shall provide that it is primary and non-contributory.

The terms, covenants and conditions in this Easement shall run with the land and inure to, and be for the benefit of Grantor and Grantee, their successors and assigns.

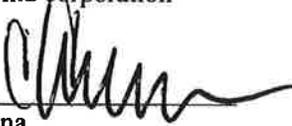
Grantee acknowledges that it is Grantee's sole responsibility to obtain any third party consents and governmental permits to perform any required maintenance checks, and to abide by any governmental regulations associated with the use, construction, patrolling, replacement and maintenance of the Utilities.

Grantor and Grantee agree that if either party brings an action against the other party to enforce the terms hereof or to declare rights hereunder each party shall pay their own attorney's fees and costs incurred therein.

[Signature Pages Follow]

GRANTOR:

In-N-Out Burgers,  
a California corporation

By:   
Carl Arena  
Vice President of Real Estate

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 Los Angeles        )

On February 27, 2020 before me, Lori Brazzil, Notary Public personally appeared Carl Arena who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instruments 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 law of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature 



**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**

**CERTIFICATE OF ACCEPTANCE**

This Certificate of Acceptance pertains to the interests in real property conveyed by the Easement Deed to which this Certificate of Acceptance is attached,

from: **In-N-Out Burgers, a California Corporation ("Grantor")**,

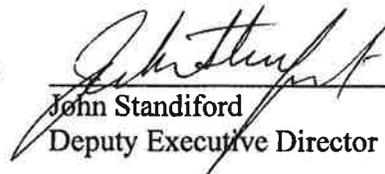
to: **RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California ("Grantee")**

Said Easement Deed Relinquishment of Access Rights is hereby accepted by the undersigned officer on behalf of Grantee pursuant to authority conferred by the Grantee's governing board on October 10, 2018, and Grantee hereby consents to recordation of said Easement Deed.

Dated: 3-3-2020

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION, a public agency of the State of  
California

By:

  
\_\_\_\_\_  
John Standiford  
Deputy Executive Director

ATTEST:

  
\_\_\_\_\_  
Clerk of the Riverside County  
Transportation Commission

Exhibit "1"

PARCEL 1:

Those portions of Lots 1 through 5, inclusive, Block 3; Lots 3 through 5, inclusive, Block "F" lying Northerly of the Northerly line of the Southeast quarter of Section 9, Township 6 South, Range 4 West, San Bernardino Base and Meridian and North Street, all as shown on S. A. Stewarts Addition to Elsinore, as shown by Map on file in Book 2, page 102 of Maps, Records of San Diego County, California, lying Southwesterly of the most Westerly boundary of Parcel 1 and Northeasterly of Course "B" as described in Parcel 2 of Deed to the State of California recorded January 24, 1979 as Instrument No. 16359 of Official Records of Riverside County, California;

EXCEPTING therefrom any portion on the Right of Way of the Atchison, Topeka and Santa Fe Railroad and Railroad Canyon Road;

ALSO EXCEPTING all of the underground waters, save only the right of the owner or owners of the whole or any party of said property to sink wells and develop and use all water necessary to be used on said land.

PARCEL 2:

That certain Parcel of land, being a portion of the abandoned 100-foot wide right of way of the Atchison, Topeka and Santa Fe Railroad Company, successor to California Southern Railroad Company as described in Deed recorded February 25, 1969 as Instrument No. 18307 of Official Records of Riverside County, California, including the underlying fee interest, in and to the existing Railroad Canyon Road, 80 feet wide, being that portion of the Northeast quarter of Section 9, Township 6 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the Westerly corner of the fore-mentioned Parcel; THENCE Northwesterly along the prolongation of said Course "A", North 49° 32' 22" West, 134.04 feet to the Point of Beginning, said point being on the Southeasterly right of way line of the said abandoned 100-foot-wide right of way; THENCE, Course "C" continuing along said Northwesterly prolongation, North 49° 32' 22" West, 50.14 feet to the center line of said abandoned 100-foot-wide right of way;

THENCE Northeasterly along said center line being a curve concave Southeasterly, and having a radius of 716.78 feet from a tangent bearing North 44° 35' 38" East, through an angle of 12° 25' 24", a distance of 155.42 feet to the Northwesterly prolongation of that certain course described as South 44° 21' 10" East, 184.68 feet in Parcel 1 of that certain Deed to the State of California, recorded January 24, 1979 as Instrument No. 16395 of Official Records of Riverside County, California;

THENCE Southeasterly along last said prolongation, South 44° 21' 10" East, 51.08 feet, to the Northwesterly terminus of last said course, said point also being on said Southeasterly right of way line of the abandoned 100-foot-wide right of way, being a curve concave Southeasterly and having a radius of 666.78 feet;

THENCE Southwesterly along said Southeasterly right of way line and last said curve from a tangent bearing South 57° 52' 57" West, through an angle of 12° 58' 41", a distance of 151.03 feet to the Point of Beginning;

EXCEPTING AND RESERVING all minerals, oil, natural gas, hydrocarbons, geothermal steam, brines and minerals in solution, sand, gravel and aggregates, by whatsoever name known, and products derived therefrom, that may be in or under the land hereinabove described, together with the

perpetual and exclusive rights thereto, including the right of drilling, mining, exploring and operating therefor and the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells, or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands, as reserved to Southern Pacific Land Company in Deed recorded November 13, 1979 as Instrument No. 240755 of Official Records of Riverside County, California.

PARCEL 3:

That certain Parcel of land being that portion of the Southeast quarter of Section 9, Township 6 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

COMMENCING at the center of said Section 9, marked by a two inch iron pipe; THENCE along the North line of said Southeast quarter, South  $89^{\circ} 51' 00''$  East, 765.98 feet to the Point of Beginning; THENCE, Course "A", South  $49^{\circ} 32' 22''$  East, 95.00 feet; THENCE Course "B", North  $42^{\circ} 45' 49''$  East, 83.51 feet to said North line; THENCE, along said North line, North  $89^{\circ} 51' 00''$  West, 128.98 feet to the Point of Beginning;

EXCEPTING AND RESERVING all minerals, oil, natural gas, hydrocarbons, geothermal steam, brines and minerals in solution, sand, gravel and aggregates, by whatsoever name known and products derived therefrom that may be in or under the land hereinabove described, together with the perpetual and exclusive rights thereto, including the right of drilling, mining, exploring and operating therefor and the right to whipstock or directionally drill and mine from lands other than those hereinabove described oil or gas wells, tunnels and shafts into, through or across the subsurface of the lands hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof and to redrill, retunnel, equip, maintain, repaired, deepen and operate any such wells, or mines, without however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety or any highway that may be constructed on said lands, as reserved to Larry Beckner, et al, in Deed recorded October 16, 1980 as Instrument No. 192055 of Official Records of Riverside County, California.

Exhibit "2"  
(Attached)

**EXHIBIT "A"**  
**UTILITY EASEMENT**  
**APN: 363-140-090**

BEING THOSE PORTIONS OF PARCEL 1 IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS DESCRIBED IN GRANT DEED RECORDED NOVEMBER 22, 1985 AS INSTRUMENT NO. 263226, OFFICIAL RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

**BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF RAILROAD CANYON ROAD (55.00 FOOT HALF-WIDTH) WITH THE EASTERLY LINE OF INTERSTATE 15 AS SHOWN ON THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NO. 77908-04;**

**THENCE ALONG SAID EASTERLY LINE NORTH 49°35'28" WEST, 12.25 FEET;**

**THENCE LEAVING SAID EASTERLY LINE NORTH 40°20'50" EAST, 105.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 83°27'48" WEST;**

**THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°51'16" AN ARC LENGTH OF 25.58 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE NORTH 45°38'50" EAST, 4.00 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 9.72 FEET, MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SUMMERHILL DRIVE (40.00 FOOT HALF-WIDTH) AS SHOWN ON SAID MAP;**

**THENCE ALONG SAID PARALLEL LINE NORTH 44°21'10" WEST, 10.55 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";**

**THENCE LEAVING SAID PARALLEL LINE SOUTH 15°32'20" EAST, 8.30 FEET;**

**THENCE SOUTH 44°22'13" EAST, 3.27 FEET TO THE TRUE POINT OF BEGINNING.**

**THE ABOVE DESCRIBED PARCEL CONTAINS 28 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.**

**PARCEL 2:**

**BEGINNING AT SAID POINT "A";**

**THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE NORTH 44°21'10" WEST, 61.19 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 44°21'10" WEST, 1.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 749.67 FEET;**

TENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°07'12" AN ARC LENGTH OF 27.74 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF A CURVE BEARS NORTH 47°46'02" EAST;

TENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°36'11" AN ARC LENGTH OF 40.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 10.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 70°27'38" EAST;

TENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°06'12" AN ARC LENGTH OF 9.44 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 244.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF A CURVE BEARS NORTH 55°26'10" EAST;

TENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°40'08" AN ARC LENGTH OF 32.66 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 753.67 FEET, A RADIAL LINE FROM SAID BEGINNING OF A CURVE BEARS NORTH 47°46'02" EAST;

TENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°07'12" AN ARC LENGTH OF 27.89 FEET;

TENCE SOUTH 44°21'10" EAST, 1.25 FEET;

TENCE NORTH 45°50'04" EAST, 4.00 FEET TO THE **TRUE POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 269 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 6 (NAD83) 2007 EPOCH. DIVIDE GRID DISTANCES SHOWN BY .9999114321 TO OBTAIN GROUND LEVEL DISTANCES.

AS SHOWN ON EXHIBIT "B" ATTACHED HERewith AND MADE A PART HEREOF. PREPARED BY ME OR UNDER MY DIRECTION

  
JAMES R. RIOS, PLS 8823

02/15/2019  
DATE



Exhibit "3"  
(Attached)

# EXHIBIT "B"

POR. PCL. 1  
 P.M. NO. 17616  
 P.M.B. 139/27-28

363-670-011

INST. #269295  
 CERT. OF COMP.  
 LOT 2  
 1/4 SUMMERHILL DRIVE

SEE SHEET 2  
 DETAIL "A"

IN & OUT BURGER  
 363-140-090

INTERSTATE 15

SEE SHEET 2  
 DETAIL "B"



CURVE TABLE			
	Δ	R	L
C1	48°51'16"	30.00'	25.58'

UTILITY EASEMENT  
 PCL 1 = 28 SQ. FT / 0.001 ACRES  
 PCL 2 = 269 SQ. FT / 0.006 ACRES

- AFFECTED PROPERTY
- CENTERLINE
- ADJACENT PROPERTY
- PROPOSED R/W LINE

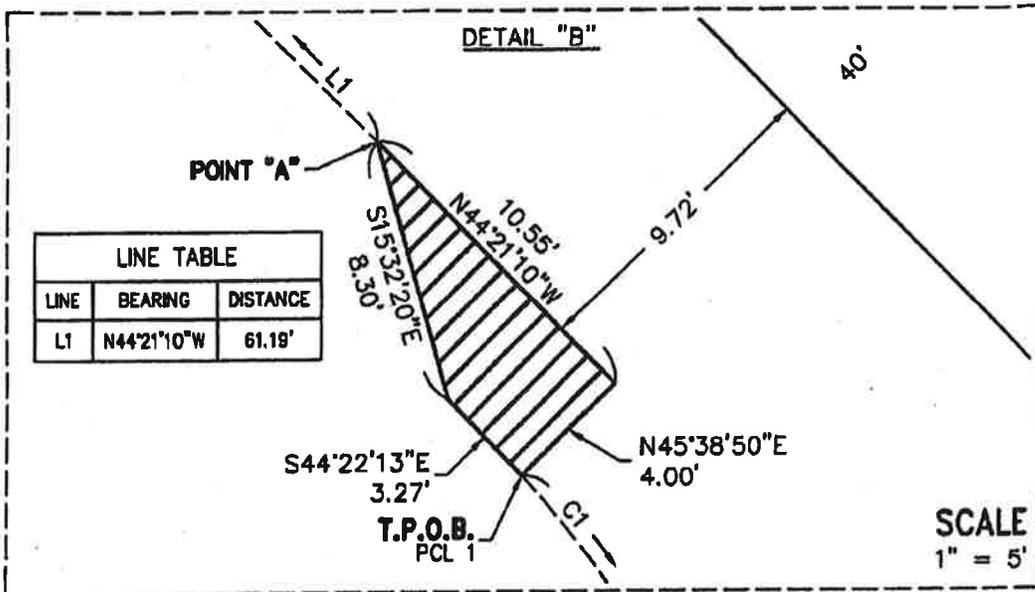
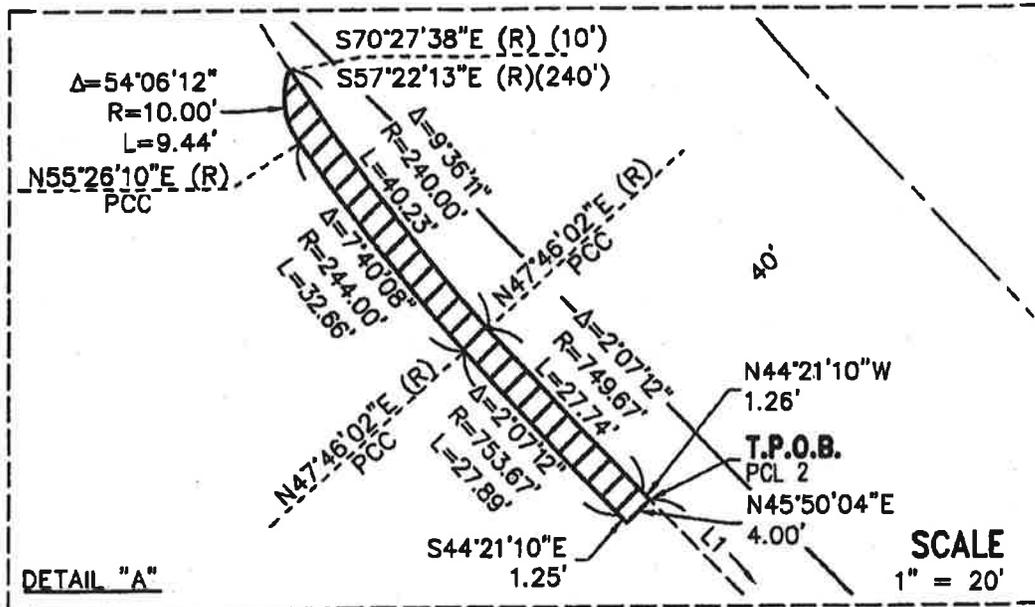
**TOWILL** | Surveying, Mapping  
 and GIS Services

10390 Commerce Center Drive, Suite C-190  
 Rancho Cucamonga, CA 91730-5858  
 (909) 303-7960 - www.towill.com

N  
 ↑  
 SCALE  
 1" = 50'  
 SHEET 1 OF 2

J:\EQ\005\15484 Railroad Cym\Office\Legals\363-140-090 (1147)(In-n-Out)\363-140-090 Exhibit B Utility Esmt.dwg, Feb 15, 2019 - 11:41am

# EXHIBIT "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°21'10"W	61.18'

 UTILITY EASEMENT  
 PCL 1 = 28 SQ. FT / 0.001 ACRES  
 PCL 2 = 269 SQ. FT / 0.006 ACRES

 AFFECTED PROPERTY  
 CENTERLINE  
 ADJACENT PROPERTY  
 PROPOSED R/W LINE



**TOWILL** | Surveying, Mapping  
 and GIS Services  
 10390 Commerce Center Drive, Suite C-190  
 Rancho Cucamonga, CA 91730-5858  
 (909) 303-7960 - www.towill.com

**RECORDING REQUESTED BY:**

**RIVERSIDE COUNTY  
TRANSPORTATION COMMISSION**

**AND WHEN RECORDED MAIL TO:**

Riverside County Transportation Commission  
Attn: Bryce Johnston  
4080 Lemon Street, 3<sup>rd</sup> Floor  
P.O. Box 12208  
Riverside, CA 92502-2208

**MAIL TAX STATEMENTS TO**

EXEMPT per GC6103

(THIS SPACE FOR RECORDER'S USE ONLY)

**QUITCLAIM DEED**

FILE NO:RCPN # 1154-3

ASSESSOR'S PARCEL NO: Portion of 363-530-005

Recording Fee: Exempt  
(Government Code Section 27383)

Documentary Transfer Tax: Exempt  
(Revenue and Taxation Code Section 11922)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 [exempt]

- ( ) computed on full value of property conveyed, or
- ( ) computed on full value less value of liens and encumbrances remaining at time of sale
- ( ) Unincorporated area: (X) City of Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA** hereinafter called ("Grantor"),

does hereby QUITCLAIM to the

**CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION** hereinafter called ("Grantee"),

all that certain real property situated in the City of Lake Elsinore, County of Riverside, State of California, conveyed to the RIVERSIDE COUNTY TRANSPORTATION COMMISSION in document titled EASEMENT DEED, Document No. 2020-0214797 recorded May 20, 2020 said real property more fully described and depicted in EXHIBIT "A" attached hereto and incorporated herein by this reference.

**See exhibit "A" attached hereto**

**GRANTOR:  
RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION**

Date: June 5, 2023

Anne Mayer  
Anne Mayer, Executive Director

ACKNOWLEDGEMENT

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.

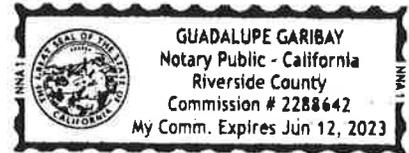
STATE OF CALIFORNIA )  
 )  
COUNTY OF Riverside )

On June 5, 2023 before me, Guadalupe Garibay,  
Notary Public, personally appeared Anne Mayer 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: Guadalupe Garibay (SEAL)



Recorded at the request of and return to:

City of Lake Elsinore  
Attn: City Clerk  
130 South Main Street  
Lake Elsinore, CA 92530

**FREE RECORDING**

This instrument is for the benefit of  
The City of Lake Elsinore, and is  
Entitled to be recorded without fee.  
(Government Code 6103)

---

(Space above this line reserved for Recorder's Use)

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Quitclaim deed or grant of easement deed dated \_\_\_\_\_, to the City of Lake Elsinore, a municipal corporation and/or governmental agency is hereby accepted by order of the City of Lake Elsinore, by the undersigned officer or agent on behalf of the City of Lake Elsinore pursuant to authority conferred by resolution of the City of Lake Elsinore, Resolution #99-17, adopted on March 23, 1999, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY OF LAKE ELSINORE

By: \_\_\_\_\_  
Jason P. Simpson, City Manager

**NOTARY ACKNOWLEDGEMENT**

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 \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

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 \_\_\_\_\_

**(Seal)**

**EXHIBIT "A"**  
**TO QUITCLAIM DEED**

**EASEMENT DEED**

[attached behind this page]

**RECORDING REQUESTED BY**

WHEN RECORDED RETURN TO:

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
4080 Lemon Street, 3rd Floor  
P.O. Box 12208  
Riverside, CA 92502-2208  
Attn: Gina Gallagher

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: LISA #580

**FREE RECORDING:**

This instrument is for the benefit of Riverside  
County Transportation Commission, and is  
entitled to be recorded without fee or tax.  
(Govt. Code 6103, 27383 and Rev. & Tax Code  
11922). 9206797

APN: 363-530-005  
tra 005-026

RCPN 1154-3

Above Space for Recorder's Use

**EASEMENT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAKE  
ELSINORE CENTER, LLC, a California Limited Liability Company by Certificate of  
Merger to Elsinore-Veto, LLC, a California Limited Liability Company and Elsinore-Veto  
II, LLC, a California Limited Liability Company ("Grantor"), hereby grants to RIVERSIDE  
COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California  
("Grantee"), an easement for utility purposes upon, over, under, and across that real property in  
the City of Lake Elsinore, County of Riverside, State of California, described as follows:

SEE EXHIBITS "1" and "2" ATTACHED HERETO

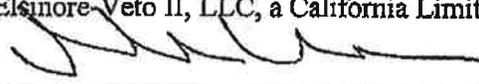
IN WITNESS WHEREOF,

Grantee is expressly granted the right to convey, transfer, or assign the easement rights  
described above to other public entities.

GRANTOR:

DATED: FEBRUARY 19, 2020

LAKE ELSINORE CENTER, LLC, a California Limited Liability Company  
by Certificate of Merger to Elsinore-Veto, LLC, a California Limited Liability Company  
and Elsinore-Veto II, LLC, a California Limited Liability Company

By: 

By: \_\_\_\_\_

It's: DON KINDER - PRESIDENT

It's: \_\_\_\_\_

ACKNOWLEDGEMENTS

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 Los Angeles )

On 2/19/2020 before me, Andrea Belinfante, Notary Public,  
Notary Public, personally appeared DM Kander,  
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 Andrea Belinfante (Seal)

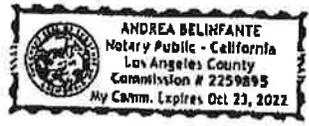


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL NO. 1 UTILITY EASEMENT TO SCE

BEING THAT PORTION OF PARCEL 9 OF PARCEL MAP 27659 IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP FILED IN BOOK 182, PAGES 89 THROUGH 92 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 5 AS DESCRIBED IN THE GRANT DEED RECORDED MAY 30, 2012 AS DOCUMENT NO. 2012-0247436 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 5, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL 9 SOUTH 88°47'05" EAST, 26.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 64°57'18" EAST;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'50" AN ARC LENGTH OF 7.92 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 568.76 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 55°52'28" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°06'56" AN ARC LENGTH OF 11.07 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 47.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 56°59'23" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'57" AN ARC LENGTH OF 22.15 FEET;

THENCE SOUTH 06°00'40" EAST, 4.03 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY 7.00 FEET, MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID PARCEL 9, ALSO BEING THE NORTHEASTERLY LINE OF GRAPE STREET (55' HALF-WIDTH) AS SHOWN ON SAID MAP, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 562.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 59°32'44" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'05" AN ARC LENGTH OF 42.35 FEET;

THENCE LEAVING SAID PARALLEL LINE SOUTH 63°50'46" WEST, 7.00 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 9, ALSO BEING THE BEGINNING OF A CURVE, HAVING A RADIUS OF 555.00 FEET, TO WHICH A RADIAL LINE FROM SAID BEGINNING BEARS SOUTH 63°51'50" WEST;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF PARCEL 9 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 2°40'35" AN ARC LENGTH OF 25.93 FEET;

THENCE LEAVING SAID SOUTHWESTERLY PARCEL LINE NORTH 06°00'40" WEST, 17.47 FEET TO THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 240 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

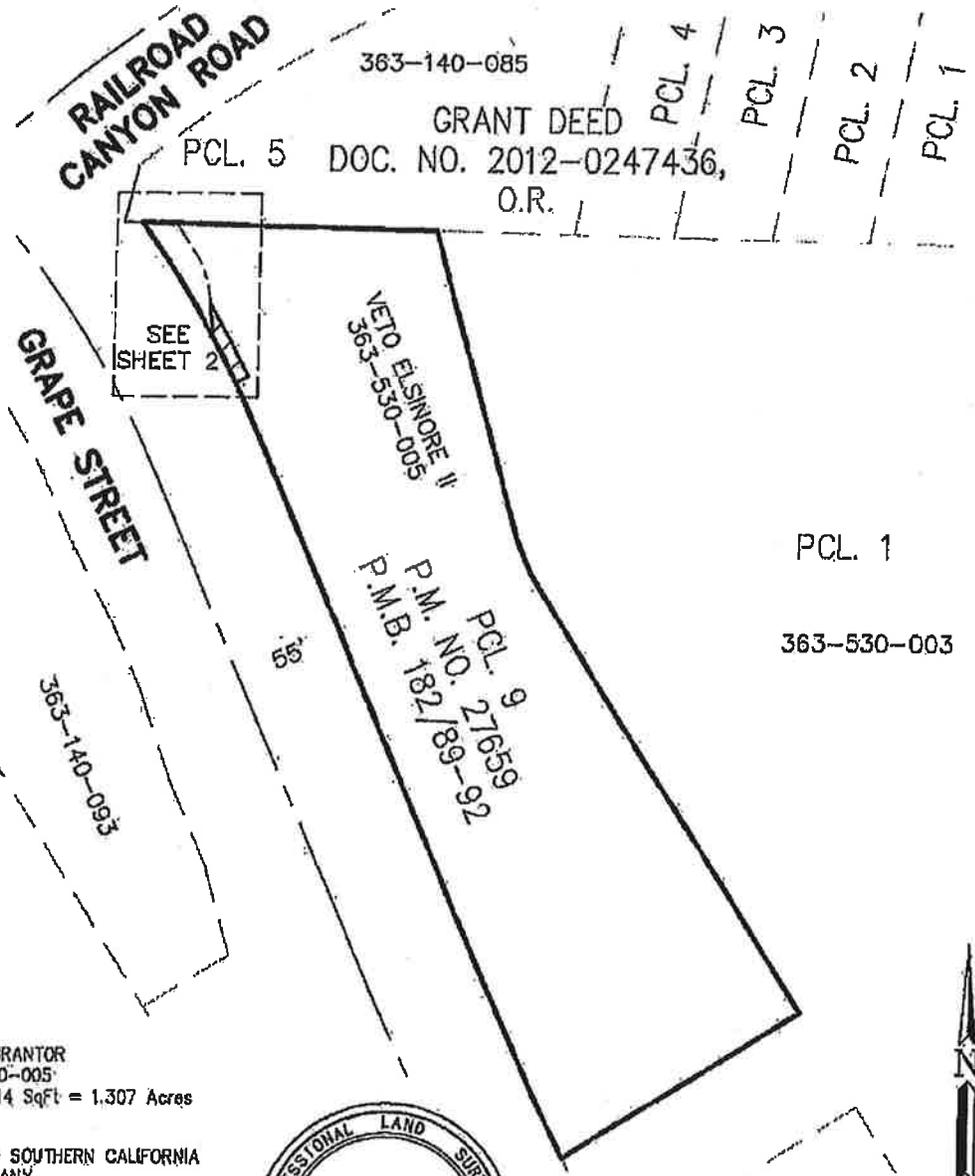
BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 6 (NAD83) 2007 EPOCH. DIVIDE GRID DISTANCES SHOWN BY .9999114321 TO OBTAIN GROUND LEVEL DISTANCES.

AS SHOWN ON EXHIBIT "B" ATTACHED HEREWITH AND MADE A PART HEREOF. PREPARED BY ME OR UNDER MY DIRECTION

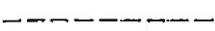
  
11/04/2019  
JAMES R. RIOS, PLS 8823  
DATE:

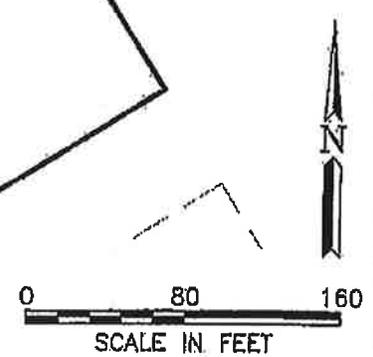


A PORTION OF PARCEL 9 AS SHOWN ON PARCEL MAP NO. 27659, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 182, PAGES 89 THROUGH 92 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



-  LANDS OF: GRANTOR  
APN 363-530-005  
Area = 86,914 SqFt = 1.307 Acres
-  EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY  
Area = 240 SqFt = 0.008 Acres

-  CENTERLINE
-  ADJACENT PROPERTY
-  PROPOSED R/W LINE

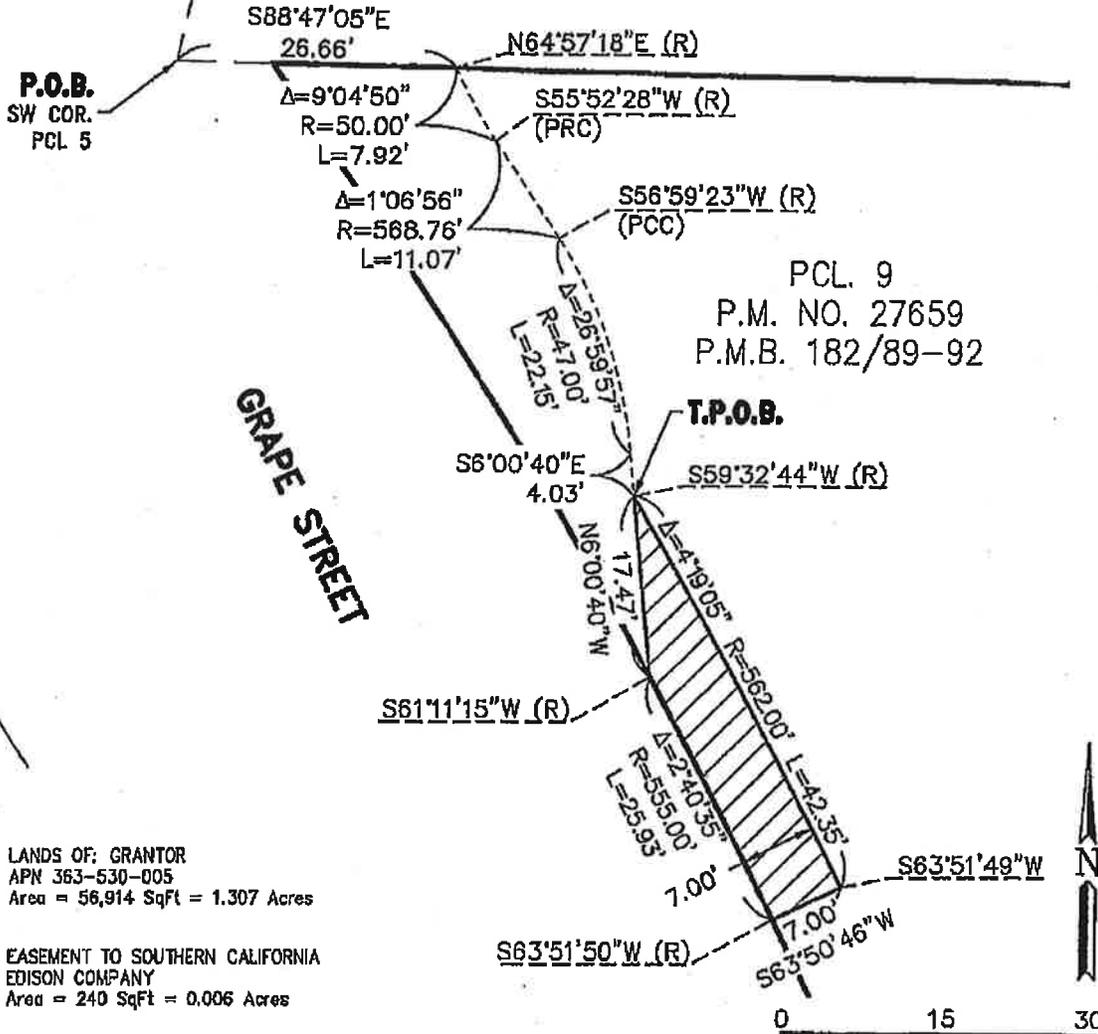


**EXHIBIT "B"**  
SHEET 1 OF 2

PROJECT NAME: RAILROAD CANYON		11/5/2019 2:00 PM	M.S. 41-102
MAP & F.B. REF:		CITY: LAKE ELSINORE	COUNTY: RIVERSIDE
DRAWN BY: TOWILL, INC.	SURVEYED BY: MULTIPLE CREWS		
DATE: 04/02/2019	TRES:	SERIAL NO.: N/A	
WORK ORDER NO.:	NOTIFICATION NO.:	File Name: T:\ARCHIVE\DRAWING\ 1154-3 .DWG	

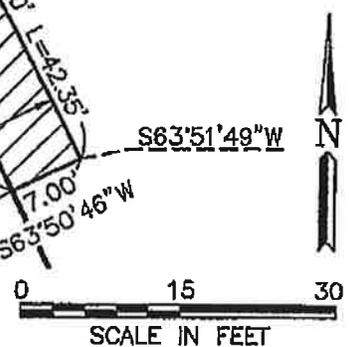
A PORTION OF PARCEL 9 AS SHOWN ON PARCEL MAP NO. 27659, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 182, PAGES 89 THROUGH 92 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GRANT DEED  
 DOC. NO. 2012-0247436,  
 O.R.  
 PCL. 5



- LANDS OF: GRANTOR  
 APN 363-530-005  
 Area = 56,914 SqFt = 1.307 Acres
- EASEMENT TO SOUTHERN CALIFORNIA  
 EDISON COMPANY  
 Area = 240 SqFt = 0.006 Acres

- CENTERLINE
- ADJACENT PROPERTY
- PROPOSED R/W LINE



**EXHIBIT "B"**  
 SHEET 2 OF 2

PROJECT NAME: RAILROAD CANYON		11/5/2019 1:56 PM	M.S. 41-102
MAP & F.B. REF:		CITY: LAKE ELSINORE	COUNTY: RIVERSIDE
DRAWN BY: TOWILL, INC.	SURVEYED BY: MULTIPLE CREWS		
DATE: 04/02/2019	TRES:	SERIAL NO.: N/A	CHECKED BY:
WORK ORDER NO.:	NOTIFICATION NO.:	File Name: T:\ARCHIVE\DRAWING\ 1154-3 .DWG	



**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**

**CERTIFICATE OF ACCEPTANCE**

This Certificate of Acceptance pertains to the interests in real property conveyed by the Easement Deed to which this Certificate of Acceptance is attached,

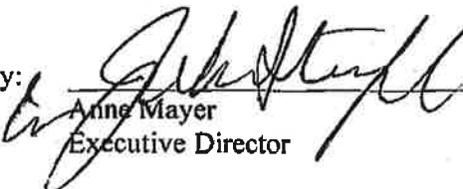
from: **LAKE ELSINORE CENTER, LLC, a California Limited Liability Company by Certificate of Merger to Elsinore-Veto, LLC, a California Limited Liability Company and Elsinore-Veto II, LLC, a California Limited Liability Company ("Grantor")**,

to: **RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California ("Grantee")**

Said Easement Deed Relinquishment of Access Rights is hereby accepted by the undersigned officer on behalf of Grantee pursuant to authority conferred by the Grantee's governing board on 10/10, 2018, and Grantee hereby consents to recordation of said Easement Deed.

Dated: 7-23-2020

RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California

By:   
Anne Mayer  
Executive Director

ATTEST:

  
Clerk of the Riverside County  
Transportation Commission

**RECORDING REQUESTED BY:**

**RIVERSIDE COUNTY  
TRANSPORTATION COMMISSION**

**AND WHEN RECORDED MAIL TO:**

Riverside County Transportation Commission  
Attn: Bryce Johnston  
4080 Lemon Street, 3<sup>rd</sup> Floor  
P.O. Box 12208  
Riverside, CA 92502-2208

**MAIL TAX STATEMENTS TO**

EXEMPT per GC6103

(THIS SPACE FOR RECORDER'S USE ONLY)

**QUITCLAIM DEED**

FILE NO:RCPN # 1154-1

ASSESSOR'S PARCEL NO: Portion of 363-530-005

Recording Fee: Exempt  
(Government Code Section 27383)

Documentary Transfer Tax: Exempt  
(Revenue and Taxation Code Section 11922)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 [*exempt*]  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at time of sale  
 Unincorporated area: (X) City of Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA** hereinafter called ("Grantor"),

does hereby QUITCLAIM to the

**CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION** hereinafter called ("Grantee"),

all that certain real property situated in the City of Lake Elsinore, County of Riverside, State of California, conveyed to the RIVERSIDE COUNTY TRANSPORTATION COMMISSION in document titled GRANT DEED, Document No. 2020-0214796 recorded May 20, 2020 said real property more fully described and depicted in EXHIBIT "A" attached hereto and incorporated herein by this reference.

**See exhibit "A" attached hereto**

**GRANTOR:  
RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION**

Date: June 5, 2020

  
Anne Mayer, Executive Director

ACKNOWLEDGEMENT

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 June 5, 2023 before me, Guadalupe Goribay,  
Notary Public, personally appeared Anne Mayer 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: Guadalupe Goribay

(SEAL)



Recorded at the request of and return to:

City of Lake Elsinore  
Attn: City Clerk  
130 South Main Street  
Lake Elsinore, CA 92530

**FREE RECORDING**

This instrument is for the benefit of  
The City of Lake Elsinore, and is  
Entitled to be recorded without fee.  
(Government Code 6103)

---

(Space above this line reserved for Recorder's Use)

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Quitclaim deed or grant of easement deed dated \_\_\_\_\_, to the City of Lake Elsinore, a municipal corporation and/or governmental agency is hereby accepted by order of the City of Lake Elsinore, by the undersigned officer or agent on behalf of the City of Lake Elsinore pursuant to authority conferred by resolution of the City of Lake Elsinore, Resolution #99-17, adopted on March 23, 1999, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY OF LAKE ELSINORE

By: \_\_\_\_\_  
Jason P. Simpson, City Manager

**NOTARY ACKNOWLEDGEMENT**

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 \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

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 \_\_\_\_\_

(Seal)

**EXHIBIT "A"**  
**TO QUITCLAIM DEED**

**GRANT DEED**

[attached behind this page]

**RECORDING REQUESTED BY**

**WHEN RECORDED RETURN TO:**

**RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION**  
4080 Lemon Street, 3rd Floor  
P.O. Box 12208  
Riverside, CA 92502-2208  
Attn: Gina Gallagher

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: LISA #580

**FREE RECORDING:**

This instrument is for the benefit of Riverside  
County Transportation Commission, and is  
entitled to be recorded without fee or tax.  
(Govt. Code 6103, 27383 and Rev. & Tax Code  
11922).

APN: 363-530-005  
tra 005-026

RCPC # 1154-1

Above Space for Recorder's Use

**GRANT DEED**

9206797

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LAKE  
ELSINORE CENTER, LLC, a California Limited Liability Company by Certificate of  
Merger to Elsinore-Veto, LLC, a California Limited Liability Company and Elsinore-Veto  
II, LLC, a California Limited Liability Company ("Grantor")**, hereby grants to **RIVERSIDE  
COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California  
("Grantee")**, the following described real property (the "Property") situated in the County of  
Riverside, State of California:

SEE EXHIBITS "1" and "2" ATTACHED HERETO

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this  
instrument to be executed by its duly authorized officer.

GRANTOR:

DATED: FEBRUARY 19, 2020

**LAKE ELSINORE CENTER, LLC, a California Limited Liability Company  
by Certificate of Merger to Elsinore-Veto, LLC, a California Limited Liability Company  
and Elsinore-Veto II, LLC, a California Limited Liability Company**

By: 

By: \_\_\_\_\_

It's: DON KINDER - PRESIDENT

It's: \_\_\_\_\_

ACKNOWLEDGEMENTS

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.

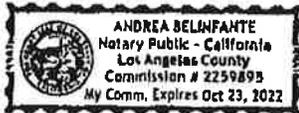
STATE OF CALIFORNIA )  
COUNTY OF Los Angeles

On 2/19/2020 before me, Andrea Belinfante, Notary Public,  
Notary Public, personally appeared DM Kinder,  
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: Andrea Belinfante



(Seal)

EXHIBIT "A"  
FEE  
APN: 363-530-005

BEING THAT PORTION OF PARCEL 9 OF PARCEL MAP NO. 27659 IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP RECORDED IN BOOK 182, PAGES 89 THROUGH 92 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 5 AS DESCRIBED IN THE GRANT DEED RECORDED MAY 30, 2012 AS DOCUMENT NO. 2012-0247436 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SOUTHERLY LINE OF SAID PARCEL 5, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL 9 SOUTH 88°47'05" EAST, 26.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND THE TRUE POINT OF BEGINNING, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 64°57'18" EAST;

THENCE LEAVING SAID SOUTHERLY LINE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'50" AN ARC LENGTH OF 7.92 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 568.76 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 55°52'28" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°06'56" AN ARC LENGTH OF 11.07 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 47.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 56°59'23" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'57" AN ARC LENGTH OF 22.15 FEET;

THENCE SOUTH 06°00'40" EAST, 21.50 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 9, ALSO BEING THE NORTHEASTERLY LINE OF GRAPE STREET (55' HALF-WIDTH) AS SHOWN ON SAID MAP, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 555.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 61°11'15" WEST;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 07°09'46" AN ARC LENGTH OF 69.38 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 5 AND THE NORTHWEST CORNER OF SAID PARCEL 9;

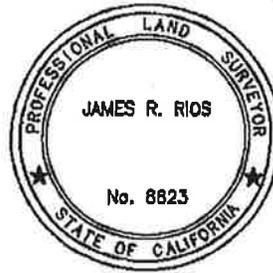
THENCE ALONG SAID NORTHERLY LINE OF PARCEL 9 SOUTH 88°47'05" EAST, 17.54 FEET TO THE TRUE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 661 SQUARE FEET OR 0.015 ACRES,  
MORE OR LESS.

BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE  
CALIFORNIA COORDINATE SYSTEM, ZONE 6 (NAD83) 2007 EPOCH. DIVIDE GRID  
DISTANCES SHOWN BY .9999114321 TO OBTAIN GROUND LEVEL DISTANCES.

AS SHOWN ON EXHIBIT "B" ATTACHED HERewith AND MADE A PART HEREOF.  
PREPARED BY ME OR UNDER MY DIRECTION

  
\_\_\_\_\_  
JAMES R. RIOS, PLS 8823      04/08/2019      DATE



# EXHIBIT "B"

RAILROAD  
CANYON ROAD

PCL. 5

PCL. 4

PCL. 3

PCL. 2

PCL. 1

GRANT DEED

363-140-085

DOC. NO. 2012-0247436, O.R.

REC. 05/30/2012

SEE  
SHEET 2

PCL. 1

P.M. NO. 27659

P.M.B. 182/89-92

363-530-003

363-530-005  
PCL. 9

GRAPE STREET

363-140-093



SCALE  
1" = 80'  
SHEET 1 OF 2

-  DESCRIPTION AREA STRIP 1  
661 SQ. FT / 0.015 ACRES
-  AFFECTED PROPERTY
-  CENTERLINE
-  ADJACENT PROPERTY

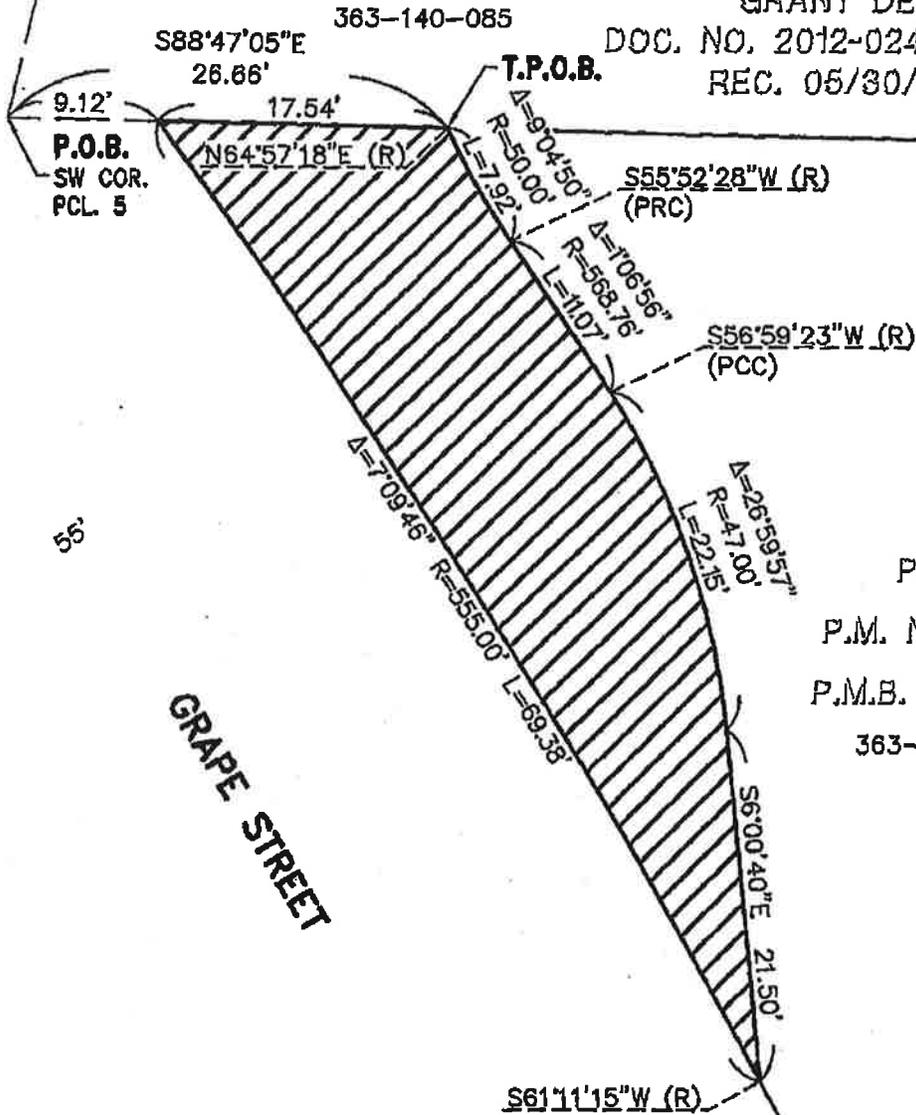


**TOWILL** | Surveying, Mapping  
and GIS Services

10390 Commerce Center Drive, Suite C-190  
Rancho Cucamonga, CA 91730-5858  
(909) 303-7960 - www.towill.com

# EXHIBIT "B"

PCL. 5  
 GRANT DEED  
 DOC. NO. 2012-0247436, O.R.  
 REC. 05/30/2012

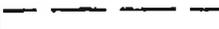


PCL. 9  
 P.M. NO. 27659  
 P.M.B. 182/89-92  
 363-530-005

GRAPE STREET



SCALE  
 1" = 10'  
 SHEET 2 OF 2

-  DESCRIPTION AREA STRIP 1  
861 SQ. FT / 0.015 ACRES
-  AFFECTED PROPERTY
-  CENTERLINE
-  ADJACENT PROPERTY



**TOWILL** | Surveying, Mapping  
 and GIS Services  
 10390 Commerce Center Drive, Suite C-190  
 Rancho Cucamonga, CA 91730-5858  
 (909) 303-7960 - www.towill.com

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**

**CERTIFICATE OF ACCEPTANCE**

This Certificate of Acceptance pertains to the interests in real property conveyed by the Grant Deed to which this Certificate of Acceptance is attached,

from: **LAKE ELSINORE CENTER, LLC, a California Limited Liability Company by Certificate of Merger to Elsinore-Veto, LLC, a California Limited Liability Company and Elsinore-Veto II, LLC, a California Limited Liability Company ("Grantor"),**

to: **RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California ("Grantee")**

Said Grant Deed is hereby accepted by the undersigned officer on behalf of Grantee pursuant to authority conferred by the Grantee's governing board on 10/10, 2018, and Grantee hereby consents to recordation of said Grant Deed.

Dated: 2-28-2020

RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California

By:   
Anne Mayer  
Executive Director

ATTEST:

  
Jana S. Buz  
Clerk of the Riverside County  
Transportation Commission

**RECORDING REQUESTED BY:**

**RIVERSIDE COUNTY  
TRANSPORTATION COMMISSION**

**AND WHEN RECORDED MAIL TO:**

Riverside County Transportation Commission  
Attn: Bryce Johnston  
4080 Lemon Street, 3<sup>rd</sup> Floor  
P.O. Box 12208  
Riverside, CA 92502-2208

**MAIL TAX STATEMENTS TO**

EXEMPT per GC6103

(THIS SPACE FOR RECORDER'S USE ONLY)

**QUITCLAIM DEED**

FILE NO:RCPN # 1139-1

ASSESSOR'S PARCEL NO: Portion of 363-140-088

Recording Fee: Exempt  
(Government Code Section 27383)

Documentary Transfer Tax: Exempt  
(Revenue and Taxation Code Section 11922)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 [*exempt*]  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale  
( ) Unincorporated area: (X) City of Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA** hereinafter called ("Grantor"),

does hereby QUITCLAIM to the

**CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION** hereinafter called ("Grantee"),

all that certain real property situated in the City of Lake Elsinore, County of Riverside, State of California, conveyed to the RIVERSIDE COUNTY TRANSPORTATION COMMISSION in document titled GRANT DEED, Document No. 2020-0116509 recorded March 12, 2020 said real property more fully described and depicted in EXHIBIT "A" attached hereto and incorporated herein by this reference.

**See exhibit "A" attached hereto**

**GRANTOR:  
RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION**

Date: June 9, 2023

  
Anne Mayer, Executive Director

ACKNOWLEDGEMENT

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 June 5, 2023 before me, Guadalupe Garibay,  
Notary Public, personally appeared Anne Mayer 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: Guadalupe Garibay (SEAL)



Recorded at the request of and return to:

City of Lake Elsinore  
Attn: City Clerk  
130 South Main Street  
Lake Elsinore, CA 92530

**FREE RECORDING**

This instrument is for the benefit of  
The City of Lake Elsinore, and is  
Entitled to be recorded without fee.  
(Government Code 6103)

---

(Space above this line reserved for Recorder's Use)

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Quitclaim deed or grant of easement deed dated \_\_\_\_\_, to the City of Lake Elsinore, a municipal corporation and/or governmental agency is hereby accepted by order of the City of Lake Elsinore, by the undersigned officer or agent on behalf of the City of Lake Elsinore pursuant to authority conferred by resolution of the City of Lake Elsinore, Resolution #99-17, adopted on March 23, 1999, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY OF LAKE ELSINORE

By: \_\_\_\_\_  
Jason P. Simpson, City Manager

**NOTARY ACKNOWLEDGEMENT**

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 \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

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 \_\_\_\_\_

(Seal)

**EXHIBIT "A"**  
**TO QUITCLAIM DEED**

**GRANT DEED**

[attached behind this page]

**Commonwealth Land Title Company**

**RECORDING REQUESTED BY**

**WHEN RECORDED RETURN TO:**

**RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION**  
4080 Lemon Street, 3rd Floor  
P.O. Box 12208  
Riverside, CA 92502-2208  
Attn: Gina Gallagher

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: NADIA #948

**FREE RECORDING:**

This instrument is for the benefit of Riverside  
County Transportation Commission, and is  
entitled to be recorded without fee or tax.  
(Govt. Code 6103, 27383 and Rev. & Tax  
Code 11922).

9205930

APN: 363-140-088 RCPN # 1139-1

Above Space for Recorder's Use

TRA 005-027

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**VERMEULEN PROPERTIES 5, LLC, A CALIFORNIA LIMITED LIABILITY  
COMPANY** ("Grantor"), hereby grants to **RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION**, a public agency of the State of California ("Grantee"), the following  
described real property (the "Property") situated in the County of Riverside, State of California:

SEE EXHIBITS "1" and "2" ATTACHED HERETO

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its duly authorized officer.

GRANTOR:

DATED: 3/7/, 2020

**VERMEULEN PROPERTIES 5 LLC, a California limited liability company**

VIRGINIA ANN GERMANN  
REVOCABLE TRUST,  
dated April 3, 1996

By: Virginia A. Hermann  
VIRGINIA A. GERMANN

Its: Trustee

EXEMPT RESIDUAL TRUST, created  
under the PATRICIA LYNN TOMOCIK  
REVOCABLE TRUST fbo Michella I.  
Gaspar, dated March 26, 1996

By: **\*Signed in Counterpart**  
MICHELLA I. GASPAR

Its: Trustee

EXEMPT RESIDUAL TRUST, created  
under the PATRICIA LYNN TOMOCIK  
REVOCABLE TRUST fbo Ann-Margaret C.  
Tomocik, dated March 26, 1996

By: **\*Signed in Counterpart**  
THOMAS M. TOMOCIK

Its: Trustee

“MANAGERS”

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its duly authorized officer.

GRANTOR:

DATED: March 10, 2020

**VERMEULEN PROPERTIES 5 LLC, a California limited liability company**

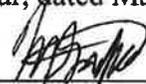
VIRGINIA ANN GERMANN  
REVOCABLE TRUST,  
dated April 3, 1996

By: **\*Signed in Counterpart**

VIRGINIA A. GERMANN

Its: Trustee

EXEMPT RESIDUAL TRUST, created  
under the PATRICIA LYNN TOMOCIK  
REVOCABLE TRUST fbo Michella I.  
Gaspar, dated March 26, 1996

By: 

MICHELLA I. GASPAR

Its: Trustee

EXEMPT RESIDUAL TRUST, created  
under the PATRICIA LYNN TOMOCIK  
REVOCABLE TRUST fbo Ann-Margaret C.  
Tomocik, dated March 26, 1996

By: 

THOMAS M. TOMOCIK

Its: Trustee

“MANAGERS”

ACKNOWLEDGEMENTS

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 Orange )

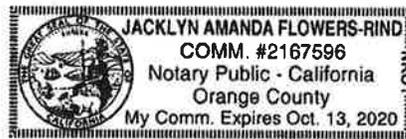
On March 7, 2020 before me, Jacklyn Amanda Flowers-Rind <sup>Notary Public</sup>  
Notary Public, personally appeared Virginia A German  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ 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 [Handwritten Signature]  
Ref: Grant Deed

(Seal)



ACKNOWLEDGEMENTS

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.

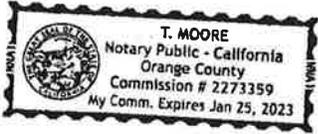
STATE OF CALIFORNIA )

COUNTY OF Orange )

On 3-10-2020 before me, T Moore  
Notary Public, personally appeared Michella J. Gaspar and Thomas M. Tomocik  
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 T Moore

(Seal)

EXHIBIT "A"  
FEE  
APN: 363-140-088

BEING THAT PORTION OF PARCEL 2 DESCRIBED IN LOT LINE ADJUSTMENT NO. 89-4, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED OCTOBER 19, 1989 AS INSTRUMENT NO. 363168, OFFICIAL RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2 AS SHOWN ON A MAP FILED IN BOOK 85, PAGES 62 AND 63 OF RECORDS OF SURVEY;**

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2 NORTH  $76^{\circ}54'14''$  WEST, 10.10 FEET TO A LINE PARALLEL WITH AND DISTANT NORTHWESTERLY 9.67 FEET, MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID PARCEL 2, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF DIAMOND DRIVE/RAILROAD CANYON ROAD (55.00 FOOT HALF-WIDTH) AS SHOWN ON SAID MAP;

THENCE ALONG SAID PARALLEL LINE SOUTH  $30^{\circ}00'08''$  WEST, 188.94 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 38.33 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $91^{\circ}13'08''$  AN ARC LENGTH OF 61.03 FEET TO THE NORTHERLY LINE OF AUTO CENTER DRIVE (FORMERLY CASINO DRIVE 40.00 FOOT HALF-WIDTH) AS SHOWN ON SAID MAP, SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL 2;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL 2 THE FOLLOWING THREE (3) COURSES:

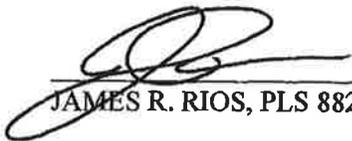
1. SOUTH  $43^{\circ}38'51''$  EAST, 18.99 FEET
2. NORTH  $79^{\circ}47'03''$  EAST, 40.06 FEET
3. NORTH  $30^{\circ}00'08''$  EAST, 209.69 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 2,343 SQUARE FEET OR 0.054 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE FOR THE PURPOSE OR STREETS AND OR HIGHWAY PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE CITY AND STATE ANY AND ALL ABUTTER'S RIGHTS OF ACCESS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO THE STREET AND OR HIGHWAY OVER AND ACROSS THE NORTHERLY 54.24 FEET OF THE NORTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ABOVE AS SHOWN ON EXHIBIT "B".

BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 6 (NAD83) 2007 EPOCH. DIVIDE GRID DISTANCES SHOWN BY .9999114321 TO OBTAIN GROUND LEVEL DISTANCES.

AS SHOWN ON EXHIBIT "B" ATTACHED HERewith AND MADE A PART HEREOF.  
PREPARED BY ME OR UNDER MY DIRECTION



JAMES R. RIOS, PLS 8823

03/19/2019

DATE



# EXHIBIT "B"

PCL. 1

LLA 89-4

INST. # 1989-363168



RAILROAD PLAZA  
363-140-089

RS 85/82-63

PCL. 2

LLA 89-4

INST. # 1989-363168

VERMEULEN PROPERTIES 5  
363-140-088

SAN JACINTO RIVER ROAD

AUTO CENTER DRIVE

DIAMOND DRIVE  
RAILROAD CANYON ROAD

CURVE TABLE			
	Δ	R	L
C1	91°13'08"	38.33'	61.03'

DESCRIPTION AREA STRIP 1  
2,343 SQ. FT / 0.054 ACRES

- AFFECTED PROPERTY
- CENTERLINE
- ADJACENT PROPERTY
- ACCESS RESTRICTIONS



**TOWILL** | Surveying, Mapping  
and GIS Services

10390 Commerce Center Drive, Suite C-190  
Rancho Cucamonga, CA 91730-5858  
(909) 303-7960 - www.towill.com



SCALE  
1" = 50'  
SHEET 1 OF 1

CONSENT OF TENANT

Because the area affected by the Grant Deed to which this consent is attached is the subject of a lease or other possessory interest from Grantee to the undersigned, the undersigned hereby acknowledges its consent to the granting of such transfer.

By:

Thomas Tomouk

Its:

Managing Member

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 ORANGE )

On JUL 11 2019 before me, MEARL LA GENE MARTIN, Notary Public, personally appeared THOMAS TOMOLIK AND VIRGINIA ANN GERMAN, 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 [Handwritten Signature]



(Seal)

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**

**CERTIFICATE OF ACCEPTANCE**

This Certificate of Acceptance pertains to the interests in real property conveyed by the Grant Deed to which this Certificate of Acceptance is attached,

from: **VERMEULEN PROPERTIES 5, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ("Grantor")**,

to: **RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California ("Grantee")**

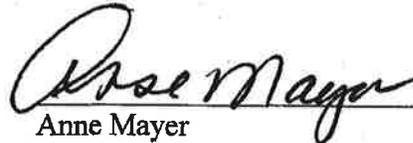
Said Grant Deed is hereby accepted by the undersigned officer on behalf of Grantee pursuant to authority conferred by the Grantee's governing board on 10/10, 2018, and Grantee hereby consents to recordation of said Grant Deed.

Dated:

January 21, 2020

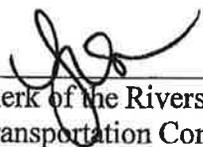
RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION, a public agency of the State of  
California

By:



Anne Mayer  
Executive Director

ATTEST:

  
Clerk of the Riverside County  
Transportation Commission

**RECORDING REQUESTED BY:**

**RIVERSIDE COUNTY  
TRANSPORTATION COMMISSION**

**AND WHEN RECORDED MAIL TO:**

Riverside County Transportation Commission  
Attn: Bryce Johnston  
4080 Lemon Street, 3<sup>rd</sup> Floor  
P.O. Box 12208  
Riverside, CA 92502-2208

**MAIL TAX STATEMENTS TO**

EXEMPT per GC6103

(THIS SPACE FOR RECORDER'S USE ONLY)

**QUITCLAIM DEED**

FILE NO: RCPN # 1152-1

ASSESSOR'S PARCEL NO: Portion of 363-140-091

Recording Fee: Exempt  
(Government Code Section 27383)

Documentary Transfer Tax: Exempt  
(Revenue and Taxation Code Section 11922)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 [*exempt*]  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at time of sale  
 Unincorporated area: (X) City of Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA** hereinafter called ("Grantor"),

does hereby QUITCLAIM to the

**CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION** hereinafter called ("Grantee"),

all that certain real property situated in the City of Lake Elsinore, County of Riverside, State of California, conveyed to the RIVERSIDE COUNTY TRANSPORTATION COMMISSION in document titled GRANT DEED, Document No. 2019-0145922 recorded April 29, 2019 said real property more fully described and depicted in EXHIBIT "A" attached hereto and incorporated herein by this reference.

**See exhibit "A" attached hereto**

**GRANTOR:  
RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION**

Date: June 9, 2023

  
\_\_\_\_\_  
Anne Mayer, Executive Director

ACKNOWLEDGEMENT

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 June 5, 2023 before me, Guadalupe Garibay,  
Notary Public, personally appeared Anne Mayer 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.

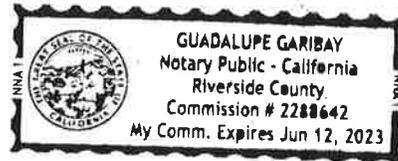
I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Guadalupe Garibay

(SEAL)



Recorded at the request of and return to:

City of Lake Elsinore  
Attn: City Clerk  
130 South Main Street  
Lake Elsinore, CA 92530

**FREE RECORDING**

This instrument is for the benefit of  
The City of Lake Elsinore, and is  
Entitled to be recorded without fee.  
(Government Code 6103)

---

(Space above this line reserved for Recorder's Use)

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Quitclaim deed or grant of easement deed dated \_\_\_\_\_, to the City of Lake Elsinore, a municipal corporation and/or governmental agency is hereby accepted by order of the City of Lake Elsinore, by the undersigned officer or agent on behalf of the City of Lake Elsinore pursuant to authority conferred by resolution of the City of Lake Elsinore, Resolution #99-17, adopted on March 23, 1999, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY OF LAKE ELSINORE

By: \_\_\_\_\_  
Jason P. Simpson, City Manager

**NOTARY ACKNOWLEDGEMENT**

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 \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

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 \_\_\_\_\_

**(Seal)**

**EXHIBIT "A"**  
**TO QUITCLAIM DEED**

**GRANT DEED**

[attached behind this page]

Commonwealth Land Title Company

**RECORDING REQUESTED BY**

WHEN RECORDED RETURN TO:

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
4080 Lemon Street, 3rd Floor  
P.O. Box 12208  
Riverside, CA 92502-2208  
Attn: Gina Gallagher

**FREE RECORDING:**

This instrument is for the benefit of Riverside  
County Transportation Commission and is  
entitled to be recorded without fee or tax.  
(Govt. Code 6103, 27383 and Rev. & Tax  
Code 11922).

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MARY #420

APN: 363-140-091

Above Space for Recorder's Use

TRA: 005-026

TTX: \$0.00

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HUB ENTERPRISES, a California limited partnership** ("Grantor"), hereby grants to **RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California** ("Grantee"), the following described real property (the "Property") situated in the County of Riverside, State of California:

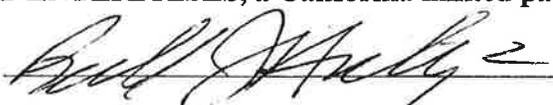
SEE EXHIBITS "1" and "2" ATTACHED HERETO

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its duly authorized officer.

GRANTOR:

DATED: 1-10-19, 2019

**HUB ENTERPRISES, a California limited partnership**

By: 

It's: 

ACKNOWLEDGEMENTS

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 1/10/2019 before me, D. Mendoza  
Notary Public, personally appeared Ronald Hartley  
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 D. Mendoza

(Seal)

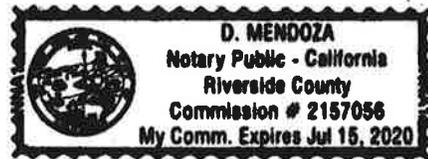


EXHIBIT "1" TO GRANT DEED

LEGAL DESCRIPTION

Real property in the City of Lake Elsinore, County of Riverside, State of California, described as follows:

LEGAL DESCRIPTION  
DEDICATION FOR STREET RIGHT OF WAY

PARCEL No. 1 PUBLIC RIGHT-OF-WAY DEDICATION

THAT PORTION OF THE LAND DESCRIBED AS LOT 1 IN THE CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 29, 1983, AS INSTRUMENT No. 269295, OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 81, PAGE 52 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE SOUTHERLY LINE OF SAID LOT 1 SHOWN AS NORTH 88°30'34" WEST, 26.28 FEET ON SAID MAP;

THENCE ALONG SAID SOUTHERLY LINE NORTH 88°25'00" WEST, 25.50 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1, BEING ALSO THE NORTHEASTERLY LINE OF GRAPE STREET (44.00' HALF-WIDTH) AS SHOWN ON SAID MAP;

THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 44°21'10" WEST, 2.67 FEET;

THENCE LEAVING SAID SOUTHWESTERLY LINE NORTH 89°01'30" EAST, 31.13 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1, BEING ALSO THE NORTHWESTERLY LINE OF RAILROAD CANYON ROAD AS SHOWN ON SAID MAP;

THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 50°13'26" WEST, 4.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 72 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERewith AND MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT:

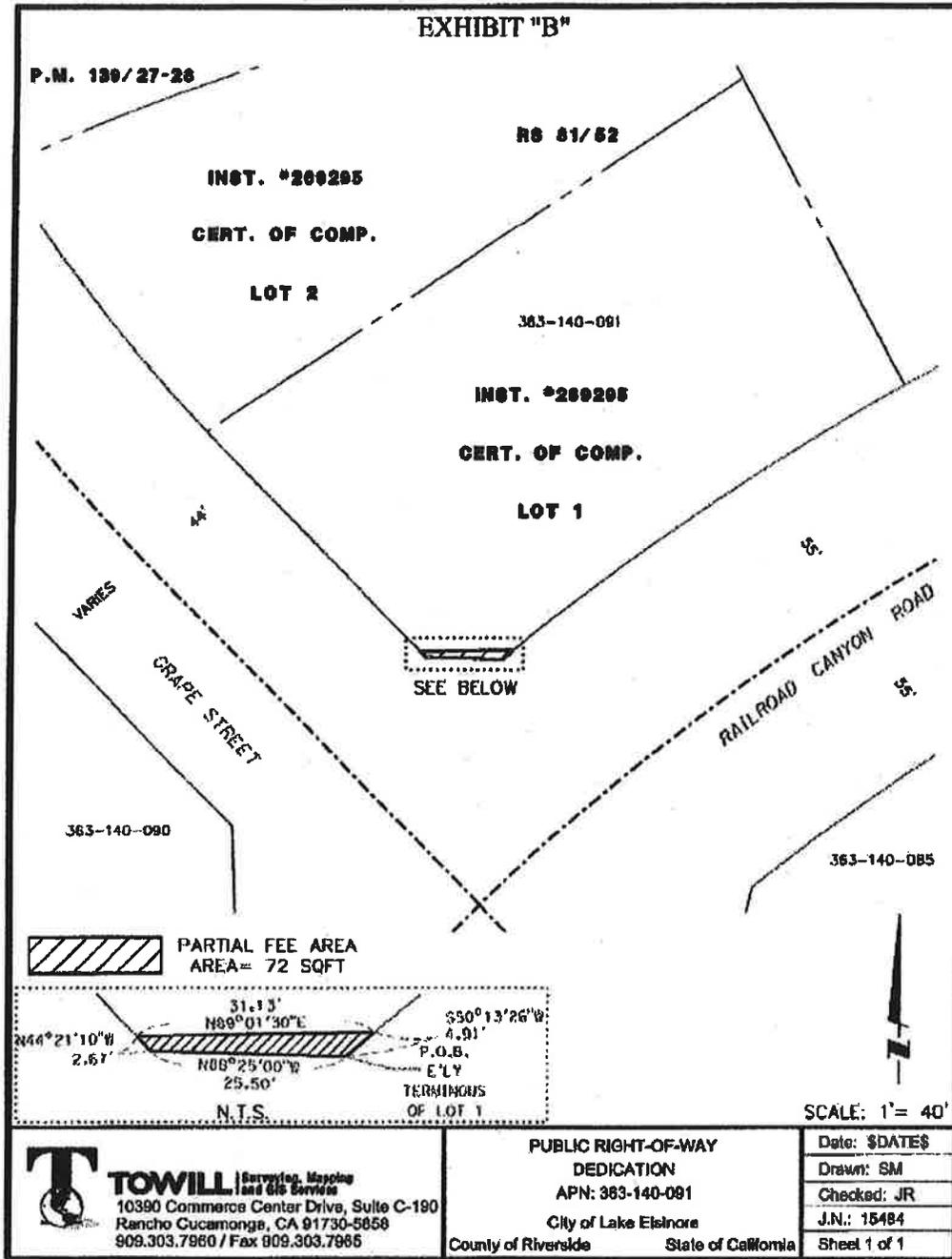
  
\_\_\_\_\_  
JAMES R. RIOS, P.L.S. 8823

DATE: 12/07/2018



EXHIBIT "2" TO GRANT DEED

DEPICTION



**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**

**CERTIFICATE OF ACCEPTANCE**

This Certificate of Acceptance pertains to the interests in real property conveyed by the Grant Deed to which this Certificate of Acceptance is attached,

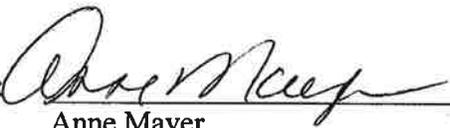
from: **HUB ENTERPRISES, a California limited partnership (“Grantor”),**

to: **RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California (“Grantee”)**

Said Grant Deed is hereby accepted by the undersigned officer on behalf of Grantee pursuant to authority conferred by the Grantee’s governing board , and Grantee hereby consents to recordation of said Grant Deed.

Dated: January 23, 2019

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION, a public agency of the State of  
California

By:   
Anne Mayer  
Executive Director

RECORDING REQUESTED BY:

RIVERSIDE COUNTY  
TRANSPORTATION COMMISSION

AND WHEN RECORDED MAIL TO:

Riverside County Transportation Commission  
Attn: Bryce Johnston  
4080 Lemon Street, 3<sup>rd</sup> Floor  
P.O. Box 12208  
Riverside, CA 92502-2208

MAIL TAX STATEMENTS TO

EXEMPT per GC6103

(THIS SPACE FOR RECORDER'S USE ONLY)

## QUITCLAIM DEED

FILE NO: RCPN #1156-1

ASSESSOR'S PARCEL NO: Portion of 363-140-043-44,-85

Recording Fee: Exempt  
(Government Code Section 27383)

Documentary Transfer Tax: Exempt  
(Revenue and Taxation Code Section 11922)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00 [*exempt*]

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale
- Unincorporated area:  City of Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA** hereinafter called ("Grantor"),

does hereby QUITCLAIM to the

**CITY OF LAKE ELSINORE, A MUNICIPAL CORPORATION** hereinafter called ("Grantee"),

all that certain real property situated in the City of Lake Elsinore, County of Riverside, State of California, conveyed to the RIVERSIDE COUNTY TRANSPORTATION COMMISSION in document titled GRANT DEED, Document No. 2019-0275782 recorded July 24, 2019 said real property more fully described and depicted in EXHIBIT "A" attached hereto and incorporated herein by this reference.

**See exhibit "A" attached hereto**

GRANTOR:  
RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION

Date: June 5, 2023

  
\_\_\_\_\_  
Anne Mayer, Executive Director

**ACKNOWLEDGEMENT**

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.

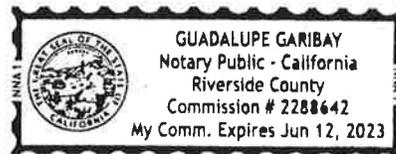
STATE OF CALIFORNIA            )  
  )  
COUNTY OF Riverside        )

On June 5, 2023 before me, Guadalupe Garibay,  
Notary Public, personally appeared Anne Mayer 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: Guadalupe Garibay (SEAL)



Recorded at the request of and return to:

City of Lake Elsinore  
Attn: City Clerk  
130 South Main Street  
Lake Elsinore, CA 92530

**FREE RECORDING**

This instrument is for the benefit of  
The City of Lake Elsinore, and is  
Entitled to be recorded without fee.  
(Government Code 6103)

---

(Space above this line reserved for Recorder's Use)

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Quitclaim deed or grant of easement deed dated \_\_\_\_\_, to the City of Lake Elsinore, a municipal corporation and/or governmental agency is hereby accepted by order of the City of Lake Elsinore, by the undersigned officer or agent on behalf of the City of Lake Elsinore pursuant to authority conferred by resolution of the City of Lake Elsinore, Resolution #99-17, adopted on March 23, 1999, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY OF LAKE ELSINORE

By: \_\_\_\_\_  
Jason P. Simpson, City Manager

**NOTARY ACKNOWLEDGEMENT**

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 \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

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 \_\_\_\_\_

**(Seal)**

**EXHIBIT "A"**  
**TO QUITCLAIM DEED**

**GRANT DEED**

[attached behind this page]

**DOC # 2019-0275782**  
07/24/2019 11:44 AM Fees: \$0.00  
Page 1 of 7  
Recorded In Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

Recording Requested by:  
Commonwealth Land Title Co.

When Recorded Return and mail  
to:

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: TERESA #134

Riverside County Transportation Commission  
4080 Lemon Street, 3<sup>rd</sup> Floor  
P.O. Box 12208  
Riverside, CA 92508-2208

Free Recording Govt. Code 6103 & R&T 11922

Space above this line reserved for recorder's use

## Grant Deed

TITLE(S)

"This document is being recorded to correct document recorded May 20, 2019 as Instrument No. 2019-0175747, of Official Records which recorded with incorrect Exhibit 1 and 2.

**RECORDING REQUESTED BY**

WHEN RECORDED RETURN TO:

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION  
4080 Lemon Street, 3rd Floor  
P.O. Box 12208  
Riverside, CA 92502-2208  
Attn: Gina Gallagher

**FREE RECORDING:**

This instrument is for the benefit of Riverside  
County Transportation Commission and is  
entitled to be recorded without fee or tax.  
(Govt. Code 6103, 27383 and Rev. & Tax Code  
11922).

APN: 363-140-043, 044, 085 RCPN # 1156-1

Above Space for Recorder's Use

TTX \$ 0.00

TMA: 005-027

9206795

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**DOROTHY BOONE-MURDOCK, SUCCESSOR TRUSTEE OF THE MURDOCK  
LIVING TRUST INITIALLY CREATED APRIL 6, 2012 ("Grantor")**, hereby grants to  
**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**, a public agency of the State  
of California ("**Grantee**"), the following described real property (the "**Property**") situated in the  
County of Riverside, State of California:

SEE EXHIBITS "1" and "2" ATTACHED HERETO

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this  
instrument to be executed by its duly authorized officer.

GRANTOR:

**DOROTHY BOONE-MURDOCK,  
SUCCESSOR TRUSTEE OF THE MURDOCK  
LIVING TRUST INITIALLY CREATED  
APRIL 6, 2012**

DATED: 7/5/2019, 2019

By: Dorothy Boone-Murdock

ACKNOWLEDGEMENTS

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 )

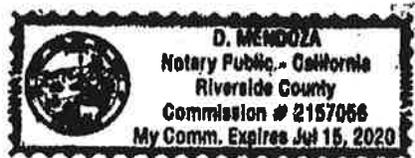
COUNTY OF Riverside )

On 7/5/19 before me, D. Mendoza,  
Notary Public, personally appeared Dorothy Boone-Murdock,  
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: D. Mendoza



(Seal)

EXHIBIT "A"  
FEE  
APN(s): 363-140-085

BEING THAT PORTION OF PARCEL 5, IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED MAY 30, 2012 AS DOCUMENT NO. 2012-0247436 OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 5;**

THENCE ALONG SAID SOUTHERLY LINE SOUTH 88°47'05" EAST, 26.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 64°57'18" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°26'02" AN ARC LENGTH OF 48.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 695.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 36°26'09" EAST, SAID CURVE BEING THE NORTHERLY LINE OF SAID PARCEL 5 AND THE SOUTHERLY LINE OF RAILROAD CANYON ROAD AS DESCRIBED IN GRANT DEED RECORDED JANUARY 24, 1979 AS INSTRUMENT NO. 16395 OF SAID OFFICIAL RECORDS;

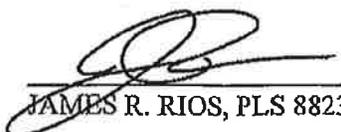
THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'39" AN ARC LENGTH OF 28.23 FEET TO THE WESTERLY LINE OF SAID PARCEL 5;

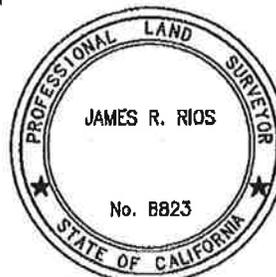
THENCE ALONG SAID WESTERLY LINE SOUTH 12°41'45" WEST, 29.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 708 SQUARE FEET OR 0.016 ACRES, MORE OR LESS.

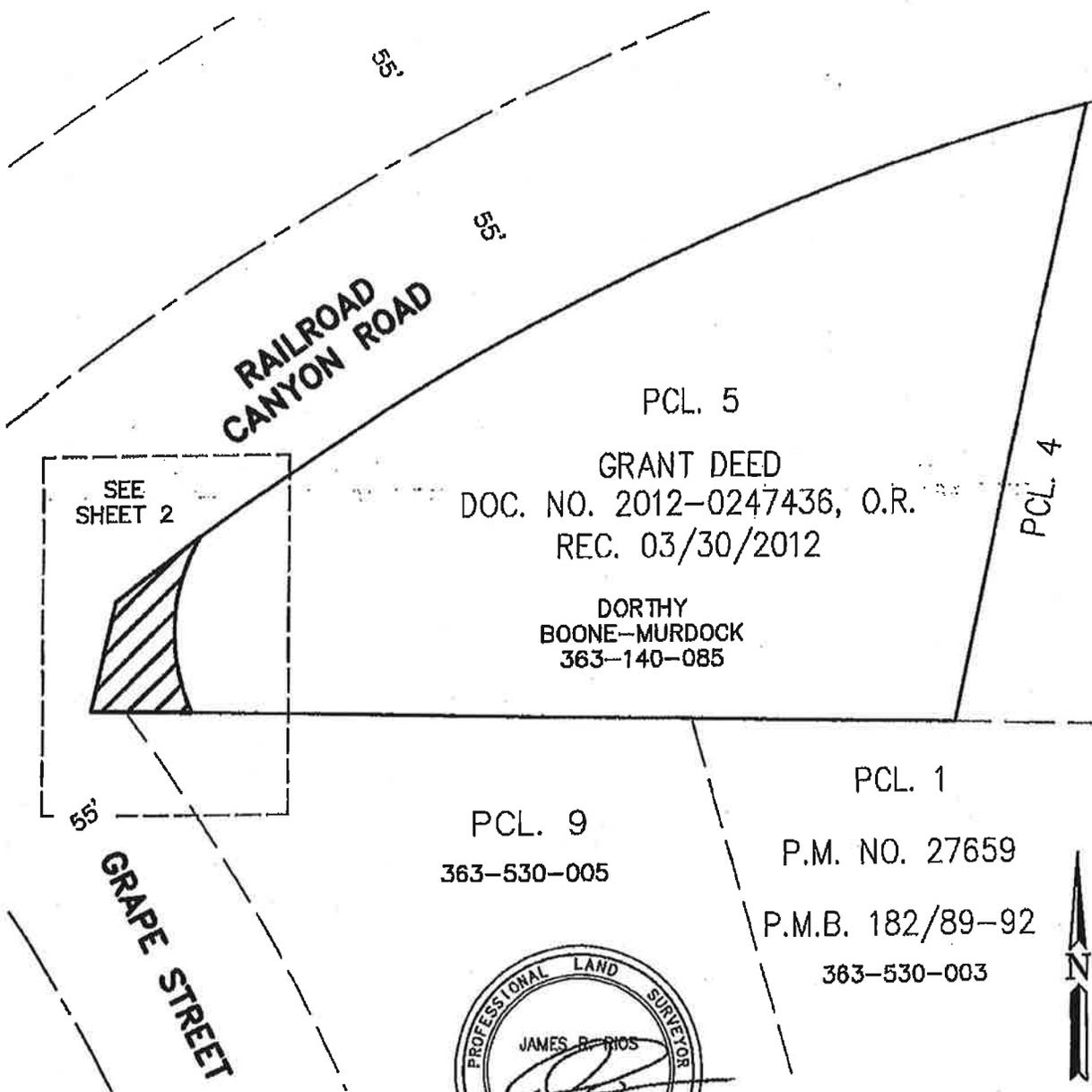
BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 6 (NAD83) 2007 EPOCH. DIVIDE GRID DISTANCES SHOWN BY .9999114321 TO OBTAIN GROUND LEVEL DISTANCES.

AS SHOWN ON EXHIBIT "B" ATTACHED HERewith AND MADE A PART HEREOF.  
PREPARED BY ME OR UNDER MY DIRECTION

  
JAMES R. RIOS, PLS 8823      02/14/2019  
DATE



# EXHIBIT "B"



PCL. 5  
 GRANT DEED  
 DOC. NO. 2012-0247436, O.R.  
 REC. 03/30/2012

DORTHY  
 BOONE-MURDOCK  
 363-140-085

PCL. 9  
 363-530-005

PCL. 1  
 P.M. NO. 27659  
 P.M.B. 182/89-92  
 363-530-003



SCALE  
 1" = 40'  
 SHEET 1 OF 2

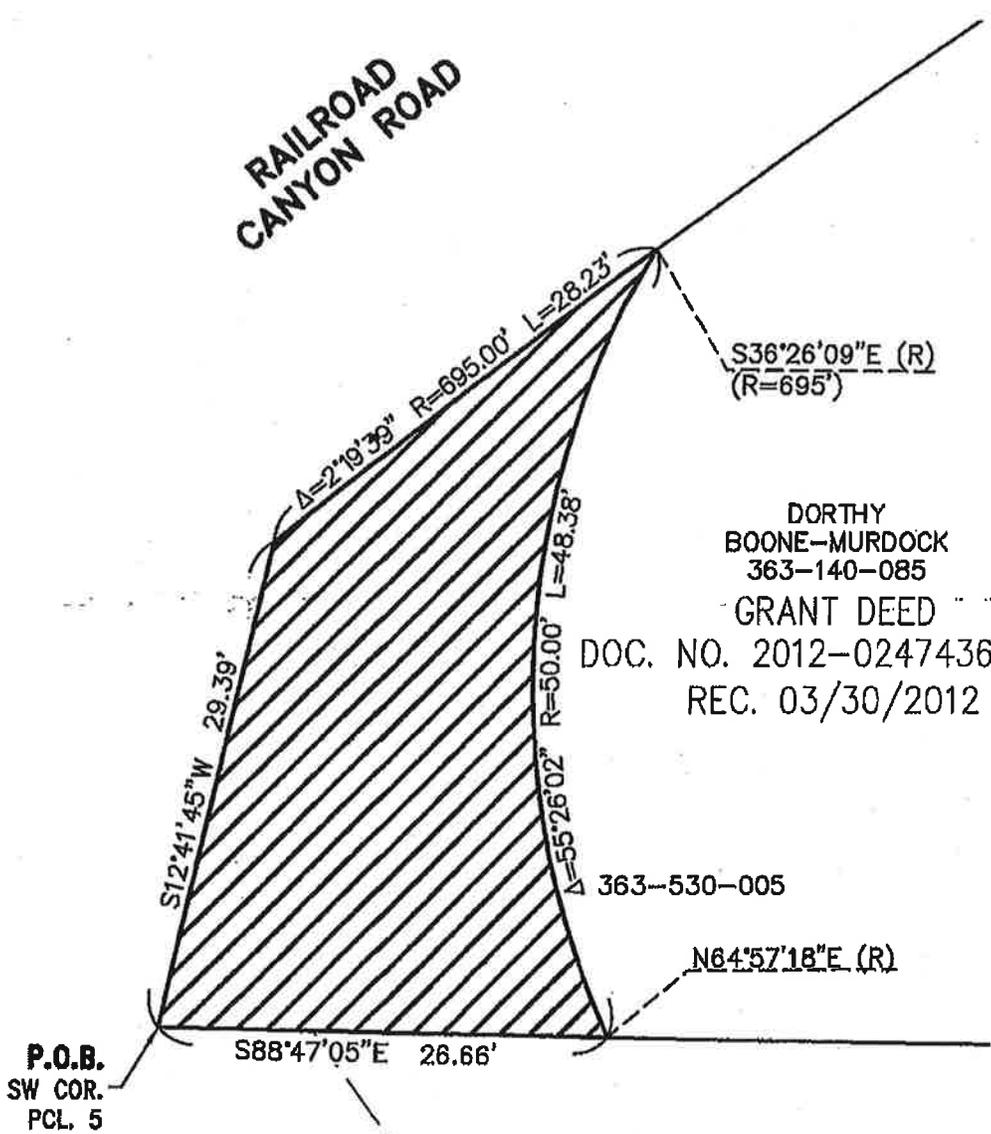
-  DESCRIPTION AREA  
708 SQ. FT / 0.016 ACRES
-  AFFECTED PROPERTY
-  CENTERLINE
-  ADJACENT PROPERTY

**TOWILL** Surveying, Mapping and GIS Services  
 10390 Commerce Center Drive, Suite C-190  
 Rancho Cucamonga, CA 91730-5858  
 (909) 303-7960 - www.towill.com

J:\E00006\15464 Railroad Cyn\Office\Legals\363-140-085 (1156)\Dorthy Boone-Murdock\363-140-085 Exhibit B Fee.dwg, Feb 14, 2019 - 10:26am

# EXHIBIT "B"

**RAILROAD  
CANYON ROAD**



DORTHY  
BOONE-MURDOCK  
363-140-085

GRANT DEED

DOC. NO. 2012-0247436, O.R.  
REC. 03/30/2012

363-530-005

N64°57'18"E (R)

P.O.B.  
SW COR.  
PCL. 5

S88°47'05"E 26.66'

PCL. 9

P.M. NO. 27659

P.M.B. 182/89-92



**SCALE**

1" = 10'

SHEET 2 OF 2

	DESCRIPTION AREA 708 SQ. FT / 0.016 ACRES
	AFFECTED PROPERTY
	CENTERLINE
	ADJACENT PROPERTY



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**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**

**CERTIFICATE OF ACCEPTANCE**

This Certificate of Acceptance pertains to the interests in real property conveyed by the Temporary Construction Easement to which this Certificate of Acceptance is attached,

from: **DOROTHY BOONE-MURDOCK, SUCCESSOR TRUSTEE OF THE MURDOCK LIVING TRUST INITIALLY CREATED APRIL 6, 2012 ("Grantor")**,

to: **RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California ("Grantee")**

Said Temporary Construction Easement is hereby accepted by the undersigned officer on behalf of Grantee pursuant to authority conferred by the Grantee's governing board and Grantee hereby consents to recordation of said Temporary Construction Easement.

Dated: 7-18-2019

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION, a public agency of the State of  
California

By: 

Anne Mayer  
Executive Director