

CITY OF MENIFEE
RIGHT OF WAY CONTRACT

CONFIDENTIAL
This document contains personal information,
and pursuant to Civil Code section 1798.21, it
shall be kept confidential in order to protect
against unauthorized disclosure.

Exhibit "1"
GRANT DEED FOR PARTIAL FEE

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Menifee
Attn: City Clerk
29844 Haun Road
Menifee, CA 92586

APN: 360-230-008

(Space above line for Recorder's use only)

The undersigned declares that this document is recorded at the request of and for the benefit of the City of Menifee and is therefore exempt from the payment of the recording fee pursuant to Government Code § 6103 and § 27383 and from payment of the documentary transfer tax pursuant to Revenue and Taxation Code § 11922.

GRANT DEED

(360-230-008 FEE PORTION)

For a valuable consideration, receipt of which is hereby MANSLAND DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ("GRANTOR") hereby grants to the CITY OF MENIFEE, a municipal corporation ("GRANTEE"), in fee, an approximate 23,276 square feet portion of Grantor's real property commonly known as 27989 Holland Road, Menifee, California, identified as County Assessor's Parcel Number 360-230-008, and described on Exhibit "A-1" and depicted on Exhibit "B-1" attached hereto and incorporated by reference herein.

SEE EXHIBIT "A-1" and "B-1" ATTACHED HERETO AND MADE PART HEREOF.

Subject also to the following, in accordance with U.S. DOT Order 1050.2A, DOT Standard Title VI Assurances and Non-Discrimination Provisions:

A. The GRANTEE, for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:

In the event facilities are constructed, maintained, or otherwise operated on the property described in this deed for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the GRANTEE will maintain and operate such facilities and services

in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

B. In the event of breach of any of the above Non-discrimination covenants, the STATE will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the property of the STATE and its assigns.

IN WITNESS WHEREOF, Grantor and City have executed this Grant of Easement as of the date first set forth above.

Mansland Development, LLC, a California limited liability company

By: Marti R. Mansen
Name: Marti R. Mansen
Its: Managing Member
Date: 5/19/21

By: _____
Name: _____
Its: _____
Date: _____

ACKNOWLEDGMENT

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

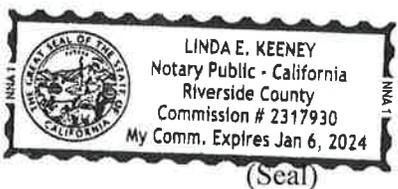
State of California)
County of Riverside)

On 5-19-2021, 2021, before me, Linda E Keene, Notary Public, personally appeared Marti Ray Manser, 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 Linda E Keene



(Seal)

Exhibit "A-1"
LEGAL DESCRIPTION
FEE ACQUISITION

MANSLAND DEVELOPMENT

Parcel 360-230-008-1

That portion of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10, Township 6 South, Range 3 West, San Bernardino Meridian, in the City of Menifee, County of Riverside, State of California, as described in Grant Deed recorded as Instrument No. 2009-0669071 of Official Records, in the Office of the County Recorder of said county, described as follows:

Commencing at the northeast corner of said Section 10, said point monumented with a 3" brass disk, 0.4 feet below the surface within the Right of Way of Interstate 215;

Thence North $89^{\circ}42'15''$ West along the northerly boundary of said Section 10, a distance of 80.26 feet;

Thence South $00^{\circ}17'45''$ West, perpendicular to said northerly boundary, a distance of 30.00 feet to the southerly Right of Way of Holland Road (30.00 feet half width) and the **True Point of Beginning**;

Thence South $44^{\circ}26'47''$ East, along the westerly Right of Way of Interstate 215, a distance of 61.41 feet;

Thence North $87^{\circ}04'01''$ West a distance of 202.05 feet;

Thence North $89^{\circ}30'14''$ West a distance of 385.64 feet;

Thence South $53^{\circ}51'41''$ West a distance of 26.90 feet to a point on a 50.00 foot radius non-tangent curve, concave westerly, said point bears North $53^{\circ}51'42''$ East from the radius point;

Thence southerly along said curve through a central angle of $100^{\circ}33'14''$ an arc distance of 87.75 feet to the westerly boundary of that property described in said Grant Deed;

Exhibit "A-1"
LEGAL DESCRIPTION
FEE ACQUISITION

Thence North 00°46'28" East, along said westerly boundary, a distance of 123.63 feet to said southerly Right of Way;

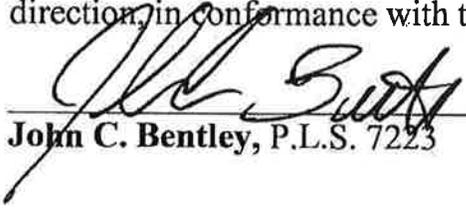
Thence South 89°42'15" East, along said southerly Right of Way, a distance of 583.26 feet to the **True Point of Beginning**.

Containing 23,276 square feet or 0.534 acres more or less.

See Exhibit "B" attached hereto and made a part hereof.

The bearings and distances shown in the above description are on the California Coordinate System of 1983 (2007), Zone 6. Divide distances in the above description by 0.999907542 to obtain ground distances.

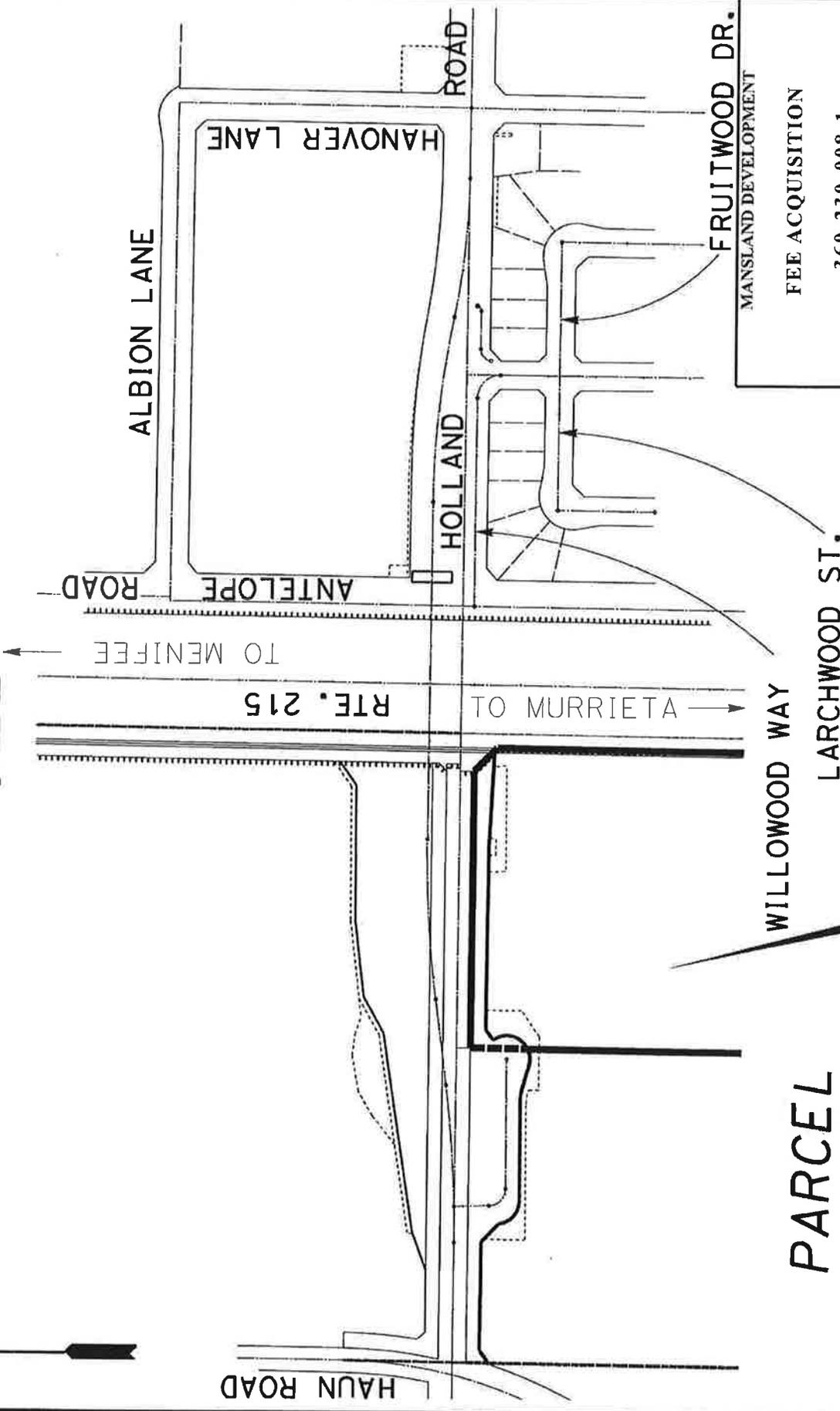
This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.


John C. Bentley, P.L.S. 7223

7/30/19
Date



CITY OF MENIFEE
COUNTY OF RIVERSIDE

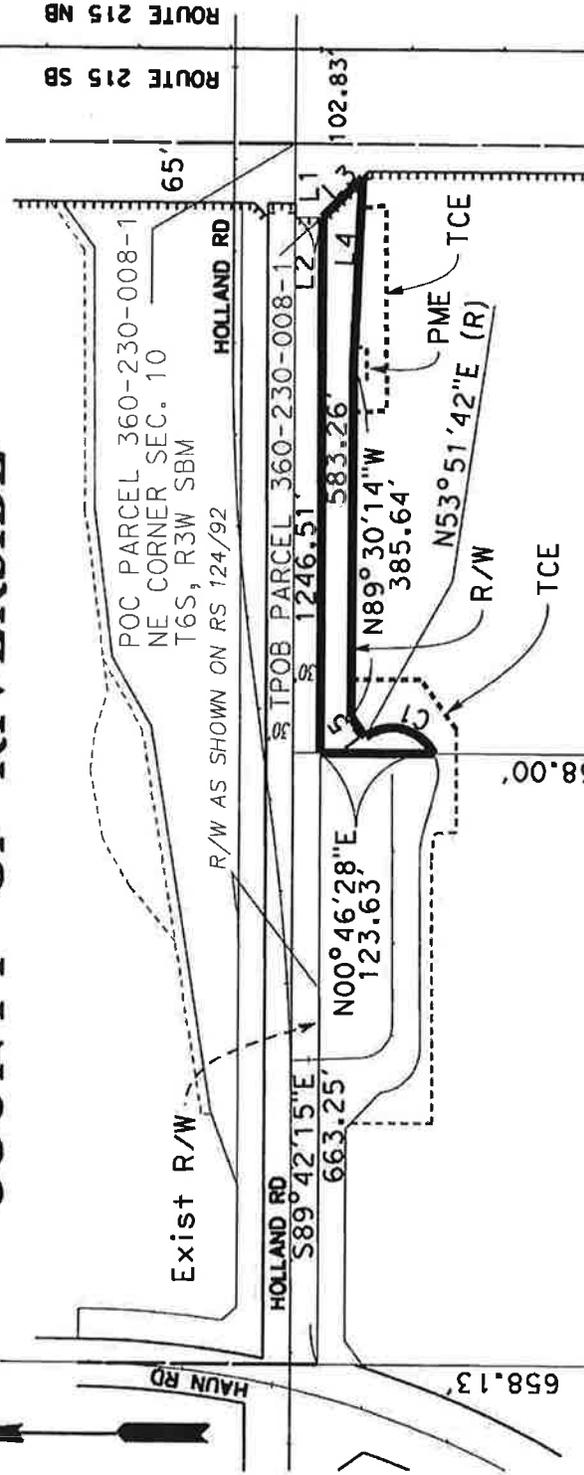


PARCEL
360-230-008-1
 (FEE)

FEE ACQUISITION
 360-230-008-1
 EXHIBIT "B"
 NOT TO SCALE

DISTRICT	COUNTY	ROUTE	SHEET NO.	TOTAL SHEETS
08	Riv	215	26-36	1
				2

CITY OF MENIFEE COUNTY OF RIVERSIDE



NE 1/4 NE 1/4 NE 1/4
 GRANT DEED - 2009-0669071 O.R.
 R3W; SBM
 360-230-008-1
 (FEE)

ACQUISITION AREA= 23,276 S.F.

NOTES
 All distances are in feet unless otherwise noted.

LEGEND
 ACQUISITION AREA
 EXISTING PARCEL LINES
 POC POINT OF COMMENCEMENT
 TPOB TRUE POINT OF BEGINNING
 TCE TEMP. CONSTRUCTION EASEMENT
 PME PERMANENT MAINTENANCE EASE.

R/W RIGHT OF WAY

MANSLAND DEVELOPMENT

FEE ACQUISITION
 PARCEL 360-230-008-1
 EXHIBIT "B"
 NOT TO SCALE

DISTRICT	COUNTY	ROUTE	SHEET NO	TOTAL SHEETS
08	Riv	215	26-36	2

NO.	DISTANCE	BEARING
L1	80.26'	N89°42'15"W
L2	30.00'	S00°17'45"W
L3	61.41'	S44°26'47"E
L4	202.05'	N87°04'01"W
L5	26.90'	S53°51'41"W

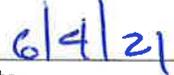
NO.	RADIUS	DELTA	LENGTH
C1	50.00'	100°33'14"	87.75'

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the GRANT DEED dated _____, 20____, from MANSLAND DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY to the CITY OF MENIFEE, a California municipal corporation (“City”), is hereby accepted by the undersigned officer or agent on behalf of the City of Menifee.



Nicolas Fidler, P.E.
City Engineer, City of Menifee



Date