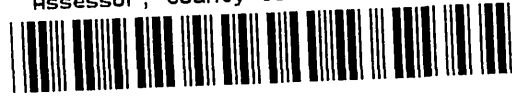


When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2007-0753548
12/19/2007 08:00A Fee:NC
Page 1 of 7
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



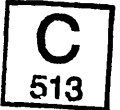
FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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Project: PM 34774
APN 141-350-009, 011 & 012

D- 16141



EASEMENT

LA SIERRA UNIVERSITY, a California non-profit Religious Corporation, which acquired title as LA SIERRA COLLEGE, a California Corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION AND SANITARY SEWER FACILITIES, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in EXHIBIT A attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real

property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION AND SANITARY SEWER FACILITIES.

Dated November 27, 2007

LA SIERRA UNIVERSITY,
a California non-profit Religious Corporation

By: Randall R. Wisbey

By: Warren C. Trenchard

Print Name: Randall R. Wisbey

Print Name: Warren C. Trenchard

Title: President/CEO

Title: Provost



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2 of 7

GENERAL ACKNOWLEDGEMENT

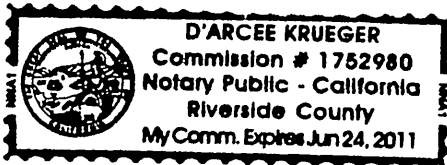
State of California }
County of Riverside } ss

On November 27, 2007, before me D'Arcee Krueger
(date) (name)

a Notary Public in and for said State, personally appeared

Ronald R. Wisbey and Warren C. Trenchard
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

D'Arcee Krueger
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)

() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 12/10/07

CITY OF RIVERSIDE

By: Amelia M. Sautin

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

PUBLIC UTILITY AND SEWER EASEMENT

Those portions of Parcels 1 and 2, of Parcel Map 34774, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 220, Pages 72-73, inclusive, of Parcel Maps, in the Office of the Recorder of said Riverside County and that portion of Parcel "B", of LLA No. P05-1384, recorded April 3, 2006 as Instrument No. 236225 of Official Records, Records of said County, described as follows:

PARCEL A

A strip of land 25.00 feet wide, 12.50 feet on each side of the following described centerline:

COMMENCING at the most Southerly corner of said Parcel 2, said point being a point on the Northeasterly line of that certain 66.00 foot wide right of way as shown as Sierra Vista Avenue, as shown on said Parcel Map 34774;

Thence along said Northeasterly line of said right of way, North 55°02'48" West, a distance of 35.83 feet to the **TRUE POINT OF BEGINNING**;

Thence North 34°57'12" East, a distance of 288.43 feet;

Thence North 33°08'26" West, a distance of 204.55 feet;

Thence North 13°08'11" East, a distance of 133.11 feet;

Thence North 33°11'12" West, a distance of 256.36 feet;

Thence South 60°05'15" West, a distance of 119.02 feet;

Thence South 24°00'35" West, a distance of 32.15 feet;

Thence South 60°05'15" West, a distance of 169.32 feet;

Thence South 34°57'12" West, a distance of 93.62 feet to a point hereinafter shown as **POINT "A"**;

Thence continuing South 34°57'12" West, a distance of 132.05 feet;

Thence South 55°02'48" East, a distance of 81.68 feet to a point hereinafter shown as **POINT "C"**;

Thence continuing, South 55°02'48" East, a distance of 118.70 feet to a point hereinafter shown as **POINT "D"**;

Thence continuing, South 55°02'48" East, a distance of 88.78 feet to the **POINT OF TERMINATION**.



The sidelines of the above described strip of land shall be prolonged or shortened to begin and terminate in the Northeasterly line of said Sierra Vista Avenue right of way and at right angles to said **POINT OF TERMINATION**

PARCEL B

A strip of land 25.00 feet wide, 12.50 feet on each side of the following described centerline:

BEGINNING at the above described **POINT "A"**;

Thence North 55°02'48" West, a distance of 57.55 feet;

Thence North 30°01'49" West, a distance of 14.86 feet to a point hereinafter shown as **POINT "B"**;

Thence continuing, North 30°01'49" West, a distance of 19.46 feet to the **POINT OF TERMINATION**.

The sidelines of the above described strip of land shall be prolonged or shortened to begin and to terminate on the on the Northwesterly sideline of said **PARCEL "A"** and at right angles to said **POINT OF TERMINATION**.

PARCEL C

A strip of land 20.00 feet wide, 10.00 feet on each side of the following described centerline:

BEGINNING at the above described **POINT "B"**;

Thence North 34°57'12" East, a distance of 87.82 feet to the **POINT OF TERMINATION**.

The sidelines of the above described strip of land shall be prolonged or shortened to begin and to terminate on the Northeasterly line of said **PARCEL "B"** and at right angles to said **POINT OF TERMINATION**.

PARCEL D

A strip of land 20.00 feet wide, 10.00 feet on each side, of the following described centerline:

BEGINNING at the above described **POINT "C"**;

Thence South 34°57'12" West, a distance of 65.50 feet to a point on said Northeasterly line of said right of way of said Sierra Vista Avenue, said point being the **POINT OF TERMINATION**

The sidelines of the above described strip of land shall be prolonged or shortened to begin and to terminate on the Southwesterly line of said **PARCEL "C"** and on the Northeasterly line of said Sierra Vista Avenue right of way.



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PARCEL E

A strip of land 50.00 feet wide, 25.00 feet on each side of the following described centerline:

BEGINNING at the above described **POINT "D"**;

Thence South 34°57'12" West, a distance of 65.50 feet to a point on said Northeasterly line of the right of way of said Sierra Vista Avenue, said point being the **POINT OF TERMINATION**.

The sidelines of the above described strip of land shall be prolonged or shortened to begin and to terminate on the Southwesterly line of said **PARCEL "C"** and on the Northerly line of said Sierra Vista Avenue right of way.

The above described parcels of land contains 1.15 acres, more or less.



PSOMAS

Paul A. Perea 11/12/07

Paul A. Perea, L.S. 6199 Date:

H:\CEG CLIENT DIRECTORY\GRIFFIN-INDUSTRIES -1104\008_Town and Gown\Legals, Plats & Calcs\Sewer\senior2 doc

DESCRIPTION APPROVAL

BY. [Signature] 12-06-07
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



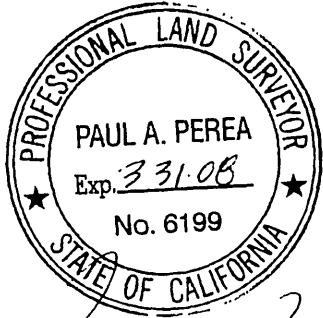
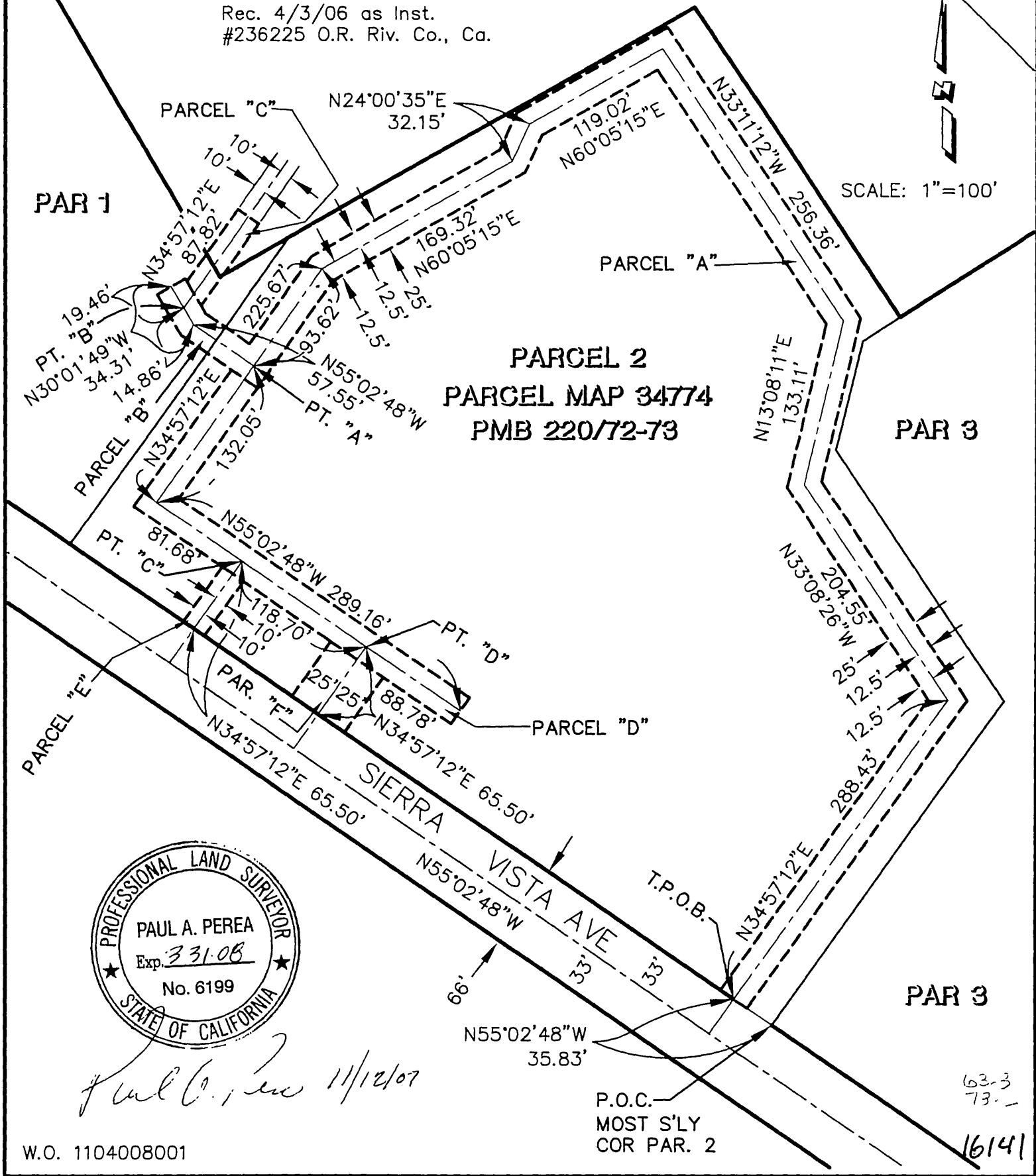
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EXHIBIT "B"

PUBLIC UTILITY AND SEWER ACCESS EASEMENT

PARCEL "B" LLA NO. P05-1384

Rec. 4/3/06 as Inst.
#236225 O.R. Riv. Co., Ca.



Paul A. Perea 11/12/07

W.O. 1104008001

P.O.C.
MOST S'LY
COR PAR. 2

63-3
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