

Recording Requested By
and When Recorded Mail to:

Office of the President
Regents of University of California
Real Estate Service & Strategies
1111 Franklin St., 6th floor
Oakland, CA 94607-5200

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

2018-0489330

12/18/2018 09:00 AM Fee: \$ 0.00

Page 1 of 18

Recorded in Official Records
County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder



No recording fee pursuant to Government Code §6103

17517

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GRANT OF EASEMENT AND AGREEMENT

This GRANT OF EASEMENT AND AGREEMENT (the “**Agreement**”), made this 10th day of December, 2018, by and between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California corporation, hereinafter referred to as “**Grantor**”, and CITY OF RIVERSIDE, a California charter city and municipal corporation, hereinafter referred to as “**Grantee**”.

WHEREAS, Grantee desires to acquire an easement for the purposes set forth below over portions of Grantor’s property commonly known as The Regents of the University of California West Campus Solar Farm and Agricultural Operations Land (the “**Land**”), which easement area is depicted and legally described as Parcels A and B in Exhibit “A” (collectively, the “**Easement Area**”), attached hereto and incorporated herein.

NOW, THEREFORE, the parties agree as follows:

1. Grant of Easement. For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantee a nonexclusive underground easement (the “**Easement**”) for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of electric energy transmission facilities (the “**Facilities**”) within the Easement Area, which Facilities shall include, but are not limited to, underground electric transmission and distribution lines, cables, conduits, manholes, ground

markers, terminal equipment cabinets, other associated electrical conductors, underground structures, and necessary fixtures and appurtenances. All lines, cables, conduits, and underground structures shall be installed no less than six (6) feet below the surface of the Easement Area. The rights granted herein shall include the right of ingress and egress of persons and vehicles to and from the Easement Area; the temporary deposit of tools, equipment, machinery, and materials upon the Easement Area for use in the performance of the initial construction and installation work; and for purposes customary and incidental thereto by the Grantee, its officers, employees, agents or contractors.

2. Reservation of Rights. The Easement granted herein is a nonexclusive easement in gross. Grantor expressly reserves for itself, its successors and its assigns, the right to use the Easement Area and to grant other easements or licenses at the same location so long as such uses do not unreasonably interfere with the rights herein granted.

3. Maintenance. Except as otherwise set forth in this Agreement, Grantor shall maintain the Easement Area; provided, however, that Grantee will maintain all Facilities constructed or installed thereon by Grantee or associated with Grantee's use of the Easement Area. The operation and maintenance of such Facilities and Grantee's use of the Easement Area shall be at Grantee's sole cost and expense.

4. Monitor. Grantor shall have the right to reasonably regulate and monitor Grantee's activities within the Easement Area to ensure (i) that Grantee's activities do not interfere with operations within the Land, and (ii) that Grantee's activities comply with Applicable Laws. Except in the event of an emergency, Grantee will provide five (5) business days prior written notice to Grantor of any entry onto the Easement Area. Grantor, at its sole discretion, may have University of California, Riverside staff present during any and all construction activities and subsequent maintenance activities, including daily inspections.

5. Existing Conditions. This Easement is subject to all liens, encumbrances, covenants, conditions, restrictions, reservations, contracts, leases and licenses, easements, and rights of way pertaining to the Land existing as of the date hereof, whether or not of record. The use of the word "grant" shall not imply any warranty on the part of the Grantor with respect to the Easement or the Easement Area.

6. Compliance with Laws. Grantee, at its sole cost and expense, shall comply with all applicable laws, statutes, ordinances, regulations, requirements, rules, resolutions, and orders (collectively, “**Applicable Laws**”) of any and all entities, courts, boards, agencies, commissions, offices, divisions, subdivisions, departments, bodies or authorities of any governmental unit (federal, state, county, city or otherwise), whether now or hereafter in existence, including, but not limited to, all policies, procedures, and guidelines promulgated by Grantor pertaining to the use of Grantor’s owned property generally and to activities taking place on the University of California, Riverside campus, in connection with its activities and use of the Easement Area or the exercise of its rights herein.

7. Hazardous Materials. Grantee shall not use, deposit or permit the use or deposit of any hazardous material or toxic waste or other harmful substances on the Land or on any other real property of Grantor adjacent to the Easement Area.

8. Relocation. Grantor may relocate the Easement Area or any portion thereof if in the opinion of Grantor, the Easement unreasonably interferes with the present or future use by Grantor of Grantor’s land, at Grantor’s expense. In the event of a relocation by Grantor hereunder, Grantor shall provide to Grantee a substitute Easement Area reasonably suited to Grantee’s needs at no additional cost to Grantee and Grantor shall pay for the cost to relocate any Facilities to the substitute Easement Area.

9. Termination.

9.1 Grantor may terminate this Easement and all of the rights granted herein any time after six (6) months of continuous non-use of the Easement or the Easement Area by Grantee.

9.2 In the event of a termination under Sections 9.1 or Section 21(b), the Easement shall be quitclaimed from Grantee to Grantor, without expense to Grantor, and any and all interest in Grantor’s Land conveyed in this Easement shall automatically revert to Grantor or its assigns and successors, without the necessity of any further action to effect said reversion. On demand by Grantor, Grantee shall promptly remove any and all Facilities it installed in, on, under or above the Easement Area. At the option of Grantor, all such improvements shall become the personal property of Grantor at no cost to Grantor.

10. Interference. Grantee agrees to conduct its activities within or about the Easement Area in a manner that does not materially interfere with the use by and operation and activities of Grantor on its Land and nearby property, and Grantee shall use such routes and follow such procedures on Grantor's property as result in the least damage and inconvenience to Grantor. Grantee shall not block or impede access to and from the Land.

11. Operations. Grantee shall conduct its operations in a safe and workmanlike manner, and shall maintain the Facilities in good condition and repair. Grantee shall be responsible for any damage to Grantor's property resulting from any exercise of the rights herein granted, including but not limited to soil erosion, subsidence or damage resulting therefrom. Grantee, at its sole cost and expense, shall promptly repair any damage caused by its use or exercise of its rights hereunder and restore to its original condition any of Grantor's property, including, but not limited to, the Land, roads, utilities, buildings and fences that may be altered, damaged or destroyed in connection with the exercise of the Easement rights or use of the Easement Area. Grantee acknowledges that there are other utilities and structures within the Easement Area, and it shall be the responsibility of Grantee to identify and not disturb nor damage such facilities unless such disturbance is necessary to perform the required work in the Easement Area (in which event, Grantee shall obtain all required approvals from the owner of such utilities or facilities before engaging in such work). Grantee shall use such routes and follow such procedures and policies as Grantor may require to minimize the potential for any damage to property, harm to persons, or inconvenience to Grantor.

12. Disclaimer of Liability; Indemnification. This Grant of Easement is made on the express condition that Grantor is to be free from all liability by reason of injury or death to persons or injury to property from whatever cause arising out of Grantee's, its contractors', agents', officers', members', employees', invitees', or licensees' exercise of rights granted pursuant to this Easement or use of the Easement Area or of the improvements or personal property of Grantee thereto or thereon, including any liability for injury or death to the person or property of Grantee, its contractors, agents, officers, members, employees, invitees, or licensees or to any property under the control or custody of Grantee, other than that caused solely by the willful or grossly negligent acts or omissions of Grantor. Grantee hereby covenants and agrees to defend and indemnify Grantor, its officers, employees, agents, students, invitees and guests and save them

harmless from any and all liability, loss, costs, or obligations on account of, or arising out of, any such injury or losses caused or claimed to be caused by the exercise of the Easement rights or use of the Easement Area by Grantee, however occurring, other than those caused solely by the willful or grossly negligent acts or omissions of Grantor.

13. Taxes. Grantee alone shall pay any and all taxes, assessments, charges or use fee(s) levied by any governmental agency against Grantee's interest in the Easement Area, or against any of Grantor's real property as a result of the Easement herein granted. Grantee shall not cause liens of any kind to be placed against the Easement Area or any of Grantor's real property, and, at Grantee's sole cost and expense, shall promptly remove any liens that are filed against any such property as a result of actions taken by Grantee.

14. Notices. All notices, approvals, acceptances, demands and other communications required or permitted under this Agreement, to be effective shall be in writing and shall be delivered in person or by U.S. mail (postage prepaid, certified, return receipt requested) or by Federal Express or other similar overnight delivery service to the party to whom the notice is directed at the address of such party as follows:

To Grantee: City of Riverside
Community & Economic Development Department
ATTN: Real Property Services
3900 Main Street, 3rd Floor
Riverside, California 92522

To Grantor: University of California, Office of the President
ATTN: Real Estate Services and Strategies
1111 Franklin Street, 6th Floor
Oakland, CA 94607

University of California, Riverside
ATTN: Real Estate Services
1223 University Avenue, Suite 240
Riverside, CA 92507

Any written communication given by mail shall be deemed delivered two (2) business days after such mailing date and any written communication given by overnight delivery service shall be deemed delivered one (1) business day after the dispatch date. Either party may change its address by giving the other party written notice of its new address as provided above.

15. Insurance.

15.1 Grantee's Insurance. Grantee, at its sole cost and expense, shall insure its activities in connection with this License and obtain, keep in force, and maintain insurance as follows:

15.1.1. Commercial Form General Liability Insurance (contractual liability included) with minimum limits as follows:

- a. Each Occurrence \$1,000,000
- b. Products/Completed Operations Aggregate \$1,000,000
- c. Personal and Advertising Injury \$1,000,000
- d. General Aggregate \$2,000,000

If the above insurance is written on a claims-made form, it shall continue for three (3) years following termination of this License. The insurance shall have a retroactive date of placement prior to or coinciding with the commencement of the Term of this License.

15.1.2. Business Automobile Liability Insurance for owned, scheduled, non-owned, or hired automobiles with a combined single limit of not less than One Million Dollars (\$1,000,000) per occurrence.

15.1.3. Property Insurance. Fire and Extended Coverage Form in an amount sufficient to reimburse Grantee for all of its equipment, trade fixtures, inventory, fixtures and other personal property located on or in the Premises including leasehold improvements hereinafter constructed or installed during the Term of this License.

15.1.4. Workers' Compensation as required by California law.

15.1.5. Such other insurance in such amounts which from time to time may be reasonably required by the mutual consent of Grantor and Grantee against other insurable risks relating to performance.

The coverages required herein shall not limit the liability of Grantee.

The coverages referred to under Sections 15.1.1 and 15.1.2 shall include Grantor as an additional insured. Such a provision shall apply only in proportion to and to the extent of the negligent acts or omissions of Grantee, its officers, agents and employees. Grantee, upon the execution of this License, shall furnish Grantor with certificates of insurance evidencing compliance with all requirements. Grantee shall provide five (5) days advance written notice to Grantor prior to any Grantee-directed change of policy or insurer. In addition, should any of the above described policies be cancelled before the expiration date thereof, Grantee shall provide notice to Grantor upon receipt of insurer's notice of cancellation.

15.2 Waiver of Subrogation. Grantee hereby waives any right of recovery against Grantor due to loss of or damage to the property of Grantee when such loss of or damage to property arises out of any of the property perils included in the classification of fire or extended perils ("all risk" as such term is used in the insurance industry) whether or not such perils have

been insured, self-insured, or non-insured.

15.3 Grantor's Insurance. Grantor may maintain a program of self-insurance at commensurate levels in satisfaction of the insurance obligations set forth in Section 15.1 and 15.2.

16. Default. In the event of a default or breach of this Agreement by Grantee, which default or breach remains uncured thirty (30) days after Grantee's receipt of written notice thereof, Grantor shall have the right to exercise all rights available at law or in equity.

17. Entire Agreement. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect except in a subsequent modification in writing, signed by the party to be charged.

18. Severability. If any term, provision, covenant or condition of this Agreement shall be or become illegal, null, void, or against public policy, or shall be held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected, impaired or invalidated thereby. The term, provision, covenant or condition that is so invalidated, voided or held to be unenforceable shall be modified or changed by the parties to the extent possible to carry out the intentions and directives stated in this Agreement.

19. Attorneys' Fees. If any legal proceeding (lawsuit, arbitration, etc.), including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs actually incurred, which may be determined by the court in the same action or in a separate action brought for that purpose. The attorneys' fees award shall be made as to fully reimburse for reasonable attorneys' fees, paralegal fees, costs and expenses actually incurred in good faith, regardless of the size of the judgment, it being the intention of the parties to fully compensate for reasonable attorneys' fees, paralegal fees, costs and expenses paid or incurred in good faith.

20. Assignment. Grantee acknowledges and agrees that it shall not voluntarily or by operation of law assign, give, transfer, license, or otherwise transfer all or any part of its rights, duties, or interests in this Agreement without Grantor's prior written consent. Any attempt to make an assignment in violation of this provision shall be a material default under this Agreement

and shall be null and void absent an express signed written agreement between the parties to the contrary, no assignment of any of the rights or obligations under this Agreement shall result in a novation or in any other way release the assignor from its obligations under this Agreement. This instrument shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

21. Conditions Subsequent.

(a) Grantee acknowledges that as one of the conditions to entering into this Agreement, Grantor requires that Grantee enter into an agreement (also known as the “Utility Project Agreement”) with Grantor, substantially concurrently with the execution of this Agreement by Grantee, pursuant to which Grantee will install two (2) underground electric structures for two pad-mounted switches and related electrical 12kV facilities (the “City ARB Electrical Project”). Grantee hereby acknowledges and agrees that if Grantee and Grantor fail to enter into the Utility Project Agreement for any reason or no reason at all within three (3) business days after the date hereof, this Agreement shall automatically terminate and be of no further force or effect. This Agreement shall not be recorded in the Official Records of Riverside County unless and until the Utility Project Agreement is fully executed by the parties thereto.

(b) Grantee hereby further acknowledges and agrees that if Grantee fails to complete the work required under the Utility Project Agreement by the deadline, including any extensions, set forth therein, this Agreement shall automatically terminate as of such deadline and Grantee shall promptly execute a quitclaim deed relinquishing any interest granted to it herein. Notwithstanding the foregoing, Grantee’s delivery of a quitclaim deed shall not be necessary to effect a termination pursuant to this Section 21(b). Upon termination, at Grantor’s election, Grantee shall either (i) remove the Facilities and restore the Easement Area to its original condition or (ii) reimburse Grantor for all costs incurred by Grantor in connection with such removal and restoration.

[signatures on next page]

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

GRANTOR: THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

By

Its Exec Director Capital Asset Strategies

GRANTEE: CITY OF RIVERSIDE

By

Rafael Guzman
Its: ~~City Manager~~ Assistant City Manager

Attest:
COLLEEN J. NICOL
City Clerk

APPROVED AS TO FORM:

BY:
ASSISTANT CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

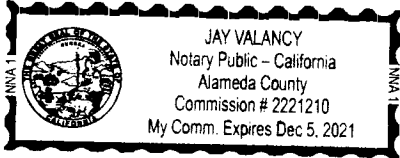
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)
On Nov. 9, 2018 before me, JAY VALANCY, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Douglas Simpson
Name(s) of Signer(s)

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 _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

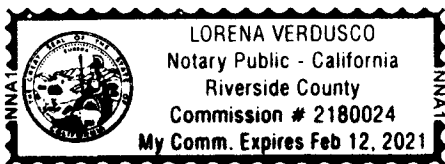
On December 10, 2018 before me, Lorena Verdusco, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Rafael Guzman and Colleen J. Nicol
Name(s) of Signer(s)

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 Lorena Verdusco
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT A
EASEMENT AREA

EXHIBIT "A"
LEGAL DESCRIPTION

Project: P.U.E. through U.C.R.
Por. A.P.N's. 253-080-005, 253-080-018 & 253-080-021

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL A

That portion of Lot A and Lot 3 of Block 3 of the Map of the Subdivision of Section 30, T2S, R4W, S.B.B. & M. as shown by map on file in Book 2, Page 37 of Maps, Records of Riverside County, California, being a strip of land 10.00 feet in width, the centerline being described as follows:

COMMENCING at the intersection of Canyon Crest Drive, formerly known as Canyon Crest Road, and Martin Luther King Boulevard, formerly known as Pennsylvania Avenue, as shown by Record of Survey on file in Book 5, Page 31 of Record of Surveys, Records of said County;

Thence South 00°00'12" West, along the centerline of said Canyon Crest Drive, a distance of 1873.73 feet;

Thence North 89°59'48" West, a distance of 44.00 feet to a point on the westerly right-of-way line of said Canyon Crest Drive;

Thence North 54°09'24" West, a distance of 609.43 feet;

Thence North 53°54'56" West, a distance of 532.74 feet;

Thence North 00°07'36" East, a distance of 404.93 feet;

Thence North 00°25'45" East, a distance of 387.94 feet;

Thence North 24°55'56" East, a distance of 235.46 feet;

Thence North 18°35'12" West, a distance of 149.05 feet;

Thence North 20°10'40" West, a distance of 187.32 feet;

Thence North 19°39'41" West, a distance of 432.67 feet;

Thence North 00°12'18" East, a distance of 384.25 feet;

Thence North 00°08'56" East, a distance of 404.61 feet, to a point hereinafter described as **Point "A"**;

Thence North 00°27'14" East, a distance of 127.29 feet;

Thence North 00°17'17" East, a distance of 356.24 feet;

The preceding 13 courses being along the centerline of Parcel 1 of an Easement in favor of the City of Riverside by document recorded October 18, 1991 as Instrument No. 361449 of Official Records of Riverside County, California;

Thence North 89°42'43" West, a distance of 15.00 feet to a line parallel with and distant 15.00 feet westerly, measured at right angles from the previous course and to the **POINT OF BEGINNING**;

Thence North 00°17'17" East, along said parallel line, a distance of 143.50 feet to a line parallel with and distant 127.50 feet southerly, measured at right angles from the easterly prolongation of the north line of said Lot 3;

Thence North 89°54' West, along said parallel line, a distance of 443.00 feet;

Thence North 00°06' East, a distance of 67.50 feet to a line parallel with and distant 60.00 feet southerly, measured at right angles said north line of Lot 3 and to the **END** of this centerline description.

EXCEPTING THEREFROM that portion lying within Parcel 1 of said Easement recorded October 18, 1991 as Instrument No. 361449.

ALSO EXCEPTING THEREFROM that portion lying within the Gage Canal right of way as shown of said map of the Subdivision of Section 30.

Area – 5,894.1 S.F. more or less

PARCEL B

That portion of Lot A of the Map of the Subdivision of Section 30, T2S, R4W, S.B.B. & M. as shown by map on file in Book 2, Page 37 of Maps, Records of Riverside County, California, being a strip of land 10.00 feet in width, the centerline being described as follows:

COMMENCING at Point "A" as described in Parcel A hereinabove;

Thence South 89°36'18" East, along the centerline of Parcel 2 of an Easement in favor of the City of Riverside by document recorded October 18, 1991 as Instrument No. 361449 of Official Records of Riverside County, California, a distance of 155.09 feet to the **POINT OF BEGINNING**;

Thence North 00°23'42" East, a distance of 83.00 feet to line parallel with and distant 83.00 feet northerly, measured at right angles from said centerline of Parcel 2;

Thence North 89°36'18" West, along said parallel line, a distance of 155.00 feet to a point on the centerline of Parcel 1 of said Easement recorded October 18, 1991 as Instrument No. 361449 and to the **END** of this centerline description.

EXCEPTING THEREFROM that portion lying within Parcel 1 and Parcel 2 of said Easement recorded October 18, 1991 as Instrument No. 361449.

Area – 1,980.0 S.F. more or less

Parcel C – Por. APN 253-050-008

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Parcel 4 of Record of Survey as shown by map on file in Book 47, Page 82 of Records of Survey, Records of Riverside County, described as follows:

COMMENCING at the Southwest corner of said Parcel 4:

Thence South 89°52'30" East, along the South line of said Parcel 4, a distance of 176.65 feet to the westerly terminus of a curve with a radius of 12.00 and to the **POINT OF BEGINNING**;

Thence North 00°07'30" East, along a line perpendicular to said South line, a distance of 3.50 feet;


Thence North 89°52'30" West, along a line parallel with and distant 3.50 feet North of said South line, a distance of 39.00 feet;

Thence South 00°07'30" West, along a line perpendicular to said South line, a distance of 3.50 feet to said South line;

Thence South 89°52'30" East, along said South line, a distance of 39.00 feet to the **POINT OF BEGINNING**;

Area – 136.5 S.F.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 01/21/15 Prep. 
Curtis C. Stephens, L.S. 7519 Date





EVERTON PLACE

LOT 4

LOT 3

PARCEL A
SEE SHEET 2

PARCEL B
SEE SHEET 2

IOWA AVENUE

LOT 5

LOT 6

POINT "A"

SUBDIVISION OF SECTION 30,
T2S, R4W, S.B.B. & M.

C.L. PARCEL 2 OF P.U.E.
REC. 11/18/91, INST. NO.
361449 O.R. RV. CO.

BLOCK 3 MB 2/37

LOT A

LOT 9

LOT 8

LOT 7

MARTIN LUTHER KING

BLVD

C.L. PARCEL 1 OF P.U.E.
REC. 11/18/91, INST. NO.
361449 O.R. RV. CO.

LINE DATA

①	N89°59'48"W	44.00'
②	N54°09'24"W	609.43'
③	N53°54'56"W	532.74'
④	N00°07'36"E	404.93'
⑤	N00°25'45"E	387.94'
⑥	N24°55'56"E	235.46'
⑦	N18°35'12"W	149.05'
⑧	N20°10'40"W	187.32'
⑨	N19°39'41"W	432.67'
⑩	N00°12'18"E	384.25'
⑪	N00°08'56"E	404.61'
⑫	N00°27'14"E	127.29'
⑬	N00°17'17"E	356.24'

LOT B

CANYON CREST DRIVE

500'00"12"W 1873.73'

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

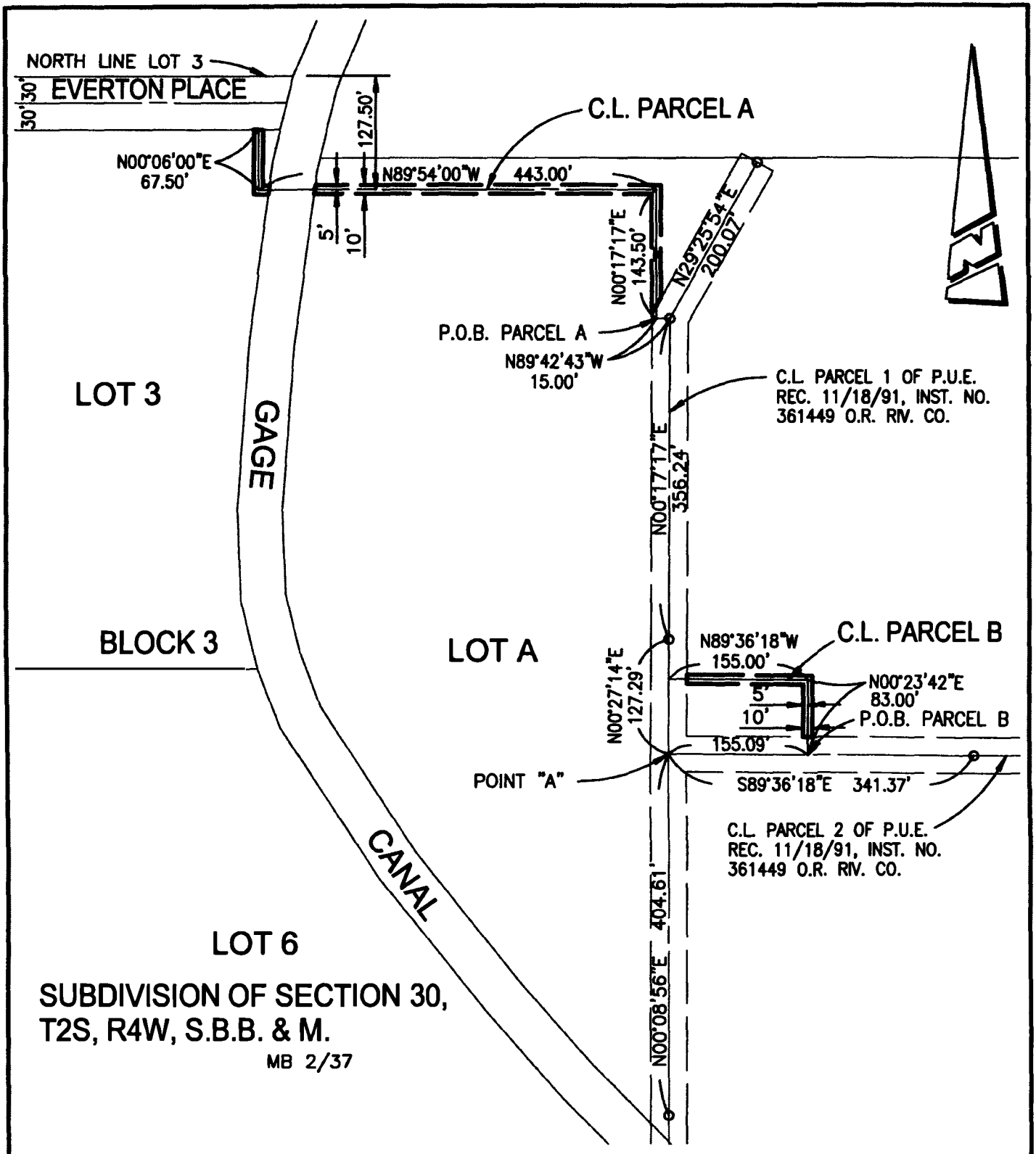
SHEET 1 OF 3

SCALE: 1"=500'

DRAWN BY: CURT

DATE: 8/21/18

SUBJECT: UCR PUBLIC UTILITIES EASEMENT



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 3

SCALE: 1"=150'

DRAWN BY: CURT

DATE: 8/21/18

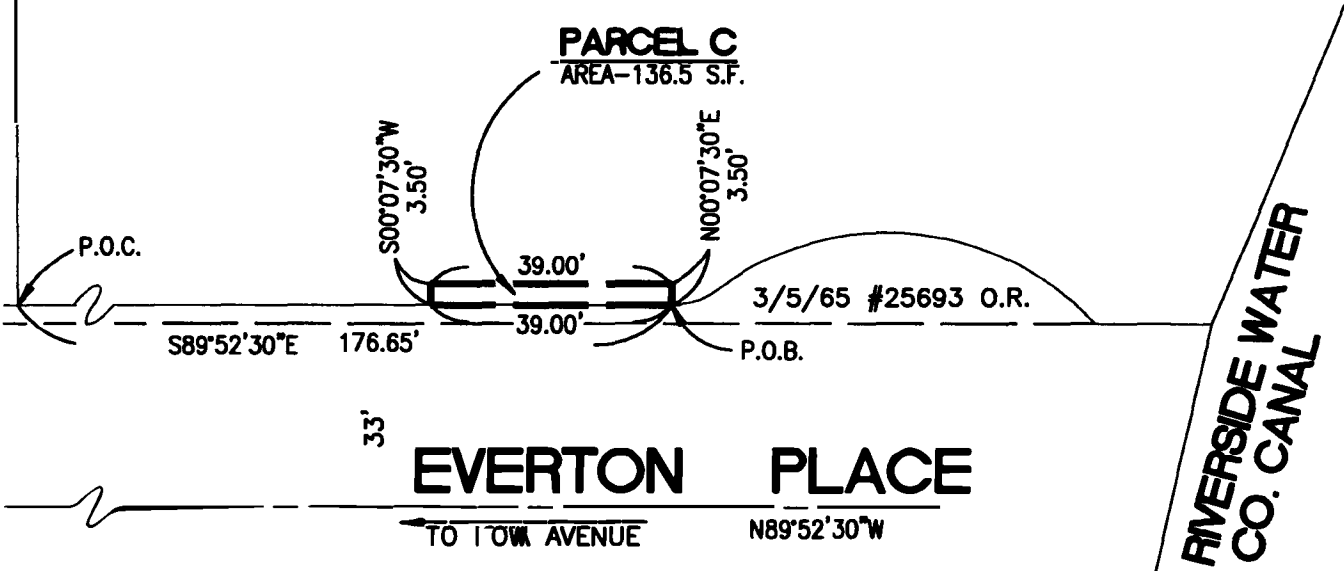
SUBJECT: UCR PUBLIC UTILITIES EASEMENT



R/S 47/82

PARCEL 4

PARCEL C
AREA-136.5 S.F.



P.O.C.

S89°52'30"E 176.65'

S00°07'30"W
3.50'

39.00'

39.00'

N00°07'30"E
3.50'

3/5/65 #25693 O.R.

P.O.B.

33'

EVERTON PLACE

TO TOWN AVENUE

N89°52'30"W

**RIVERSIDE WATER
CO. CANAL**

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 3 OF 3

SCALE: 1"=30'

DRAWN BY: CURT

DATE: 8/21/18

SUBJECT: UCR PUBLIC UTILITIES EASEMENT - APN 253-050-008