

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

Recording Requested By  
and When Recorded Mail to:

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

Office of the President  
Regents of the University of California  
Real Estate Services Group  
1111 Franklin Street, 6<sup>th</sup> Floor  
Oakland, CA 94607-5200

FREE RECORDING  
This instrument is for the benefit  
Of the City of Riverside and is  
Entitled to be recorded without  
Fee (Government Code § 6103)

*N25610608*

**GRANT OF EASEMENT AND AGREEMENT**

THIS AGREEMENT, made this 21<sup>st</sup> day of May, 2013, by and between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California corporation, hereinafter referred to as "Grantor", and the City of Riverside a California charter city and municipal corporation of the State of California, hereinafter referred to as "Grantee".

WHEREAS, Grantee desires to acquire a certain easement **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS EASEMENT** ("Easement") in a portion of Grantor's property commonly known as The Regents of the University of California Agricultural Operations Land, (the "Land"), which easement is depicted and legally described as Parcel A, B, C, D, E, F and G in Exhibit "A", collectively called the Easement Area ("Easement Area"), attached hereto and incorporated herein.

NOW, THEREFORE,

1. Grantor hereby grants to Grantee a nonexclusive aerial and ground easement and perpetual right of entry to and over the Easement Area for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **ELECTRIC ENERGY DISTRIBUTION, TRANSMISSION AND TELECOMMUNICATION FACILITIES**, together with

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AUG 26 2013

City of Riverside  
City Clerk's Office

DOC # 2013-0382765

08/06/2013 03:58 PM Fees: \$0.00

Page 1 of 18

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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

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WORKERS' COMP

**D - 16917**

all necessary appurtenances, including but not limited to poles, cross arms, conductors, insulators, switches, transformers, anchors, guys, wires, cables, cabinets, etc.(the "Facilities"), 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.

2. Grantor expressly reserves for itself, its successors and its assigns, the right to use the Easement Area or to grant other easements or licenses at the same location so long as such use/uses does/do not unreasonably interfere with the rights herein granted.

3. Grantor, at its sole discretion, reserves the right to have University of California at Riverside Agriculture Operations staff present during any and all construction activities and subsequent maintenance activities.

4. Grantee shall maintain the Easement Area together with any improvements constructed or installed thereon by Grantee or associated with Grantee's use of the Easement Area. The operation and maintenance of such improvements and of the Easement Area shall be at Grantee's sole cost and expense.

5. Grantee shall provide on-site supervision of its contractor and/or subcontractors during all construction activities, including daily inspection.

6. Grantee shall ensure that trees, plants, grass or other inherent natural materials in and around sensitive research areas not be disturbed during construction and subsequent maintenance of the Grantee's Facilities. Trees, plants and sensitive research areas will be protected from harm during construction, inspection and maintenance of the electrical and communication facilities. All tree trimming and removal work has been performed in accordance with the Migratory Bird Act. Tree trimming or tree removal will be performed between August 30 and February 15, or as directed by the Grantee's assigned Project Biologist. Post construction activities will include annual inspections, occasional maintenance, and emergency response.

7. Grantee shall implement dust control measures during construction activities, as required by University of California at Riverside Agriculture Operations staff requirements. Dust Control measures include limiting construction traffic to a maximum of 5 to 10 mph and watering travel ways via water truck or hand watering. Areas inaccessible to water trucks will be watered by hand using hoses and water nozzles. Grantee will prevent water from spilling over to the adjacent plots of land and avoid the creation of puddles.

8. Grantee shall install steel bollards around newly installed utility poles as necessary to protect poles and equipment from vehicular traffic. Grantee will install steel bollards in or near parking areas as directed by Grantor.

9. Grantee shall stake utility pole locations and obtain Grantor's authorization prior to pole installation, which shall not be unreasonably withheld.

10. Grantee shall hand excavate the utility pole location areas to determine what if any, utilities exist within pole locations and mark such utilities, as required by Government Code Section 4216 et. seq.

a. Foundation poles will be used at transmission line angle points and dead-ends will be supported on concrete and steel foundations approximately 6 feet in diameter, 30 feet deep and projecting 6 to 18 inches above grade.

b. Direct buried steel poles will be installed within the citrus variety collection in Fields 12 & 18 to facilitate construction due to limited vehicular accessibility and to prevent wood pole preservatives from leaching into the soil adjacent to Fields 12 and 18. The steel poles will be installed in 2 to 3 foot diameter, 10 feet deep holes and backfilled with the excavated material specific to each location.

c. Wood poles will be installed in all other locations and will be installed in 2 to 3 foot diameter, 10 feet deep holes and backfilled with the excavated material specific to each location. The wood poles will be pressure treated with pentachlorophenol dissolved in a hydrocarbon diluent.

d. The poles with respect to the fence line along Chicago Avenue are to be installed both to the east and the west of the existing fence.

11. Grantee will make every effort to adhere to pre-determined ingress/egress paths, during construction. Grantor acknowledges that Grantee, its contractors and/or subcontractors at times may alternate paths as necessary to enter or exit the Land of Grantor

12. Grantee its contractors and subcontractors shall at no time cross over irrigation canals, including but not limited to the Gage Canal (the "Canal"). To avoid crossing the Canal, construction and maintenance traffic shall access the Land and Easement Areas via Martin Luther King Blvd. and/or Canyon Crest Avenue.

13. Grantor's Physical Planning and Agricultural Operations will be invited to participate in the pre-bid and pre-construction meetings and the job walks to observe construction and post-construction inspection and maintenance activities.

14. 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, 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.

15. Grantee shall comply with all applicable laws, ordinances and regulations, including but not limited to all applicable regulatory, environmental and safety requirements at Grantee's sole cost and expense.

16. 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.

17. Grantee shall not materially interfere with the use by and operation and activities of Grantor on its 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.

18. Grantee shall be responsible for any damage to Grantor's property or that of third parties resulting from any negligent or willful misconduct in the exercise of the rights herein granted, including but not limited to soil erosion, subsidence or damage resulting therefrom. Grantee shall promptly repair and restore to its original condition any of Grantor's property, including, but not limited to, roads, utilities, buildings and fences that may be altered, damaged or destroyed in connection with the negligent or willful misconduct in the exercise of the Easement or use of the Easement Area.

19. 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, unless caused by the negligence or willful misconduct 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 or use of the Easement Area by Grantee, however occurring, other than those caused solely by the willful or negligent acts or omissions of Grantor.

20. 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. In the event of such termination, 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 improvements 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.

21. Grantee alone shall pay any and all taxes, 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.

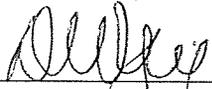
22. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning

this instrument shall be of no force or effect except in a subsequent modification in writing, signed by the party to be charged.

23. This instrument shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

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

**GRANTOR:  
THE REGENTS OF THE UNIVERSITY  
OF CALIFORNIA, a California corporation**

By: 

**Deborah Wylie  
Associate Vice President  
Capital Resources Management**

Its: \_\_\_\_\_

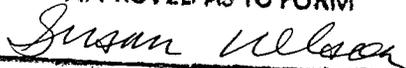
By: \_\_\_\_\_

Its: \_\_\_\_\_

APPROVED AS TO FORM

  
**JANET C. NORRIS  
UNIVERSITY ASSOCIATE VICE PRESIDENT  
OF THE UNIVERSITY OF CALIFORNIA**

APPROVED AS TO FORM

  
**SUSAN WILSON  
DEPUTY CITY ATTORNEY**

# CERTIFICATE OF ACKNOWLEDGMENT

State of California )  
County of Alameda )

On May 21, 2013 before me, Tania Haley, Notary,  
Date (here insert name and title of the officer)  
personally appeared Deborah Wylie, Associate Vice President  
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 Tania Haley  
Signature of Notary Public

Place Notary Seal Above

EXHIBIT A

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, a California charter city and 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 6-10-13

CITY OF RIVERSIDE

By: Belinda J. Graham  
Belinda J. Graham  
Assistant City Manager

Attest: Corine  
City Clerk

APPROVED AS TO FORM:  
Susan Wilson  
DEPUTY CITY ATTORNEY

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached documents:

(Print or type the page number(s) and wording below):

Deborah Wylie Associate Vice President  
Capital Resources Management Approved as  
to form Deputy City Attorney Attest  
City Clerk Janet C Norris University  
Counsel of the Regents of the University  
of California

DATE: August 06, 2013

SIGNATURE: Ashley Tuttle





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Riverside

On June 10, 2013 before me, Lorena Verduco, Notary Public

personally appeared Belinda J. Graham and Colleen J. Nicol

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 Verduco  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Grant of Easement and Agreement

Document Date: May 21, 2013 Number of Pages: \_\_\_\_\_

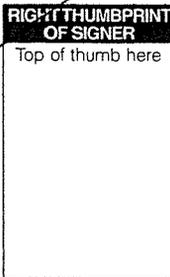
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

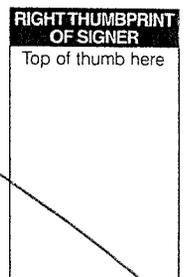
Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



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## EXHIBIT 'A'

That portion of the Southwest Quarter of Section 29, Township 2 South, Range 4 West, together with those portions of Lot B, Lot 5 in Block 6, Lots 5 & 6 in Block 7, and Lots 1, 4, 5 & 6 in Block 8, and a portion of the right of way of McKinley Avenue (vacated), all in the Subdivision of Section 30, Township 2 South, Range 4 West, S.B.B.M., in the City of Riverside, County of Riverside, State of California, as shown on map filed July 30, 1900 in Book 2, Page 37 of Maps, Records of Riverside County, more particularly described as follows:

### PARCEL A:

A 30.00 foot strip of land lying 15.00 feet on each side, measured at right angles, from the following described centerline:

COMMENCING at a 1½" iron pipe with nail at the Southeast Corner of said Section 30 set by Record of Survey Map filed Dec. 29, 1960 in Book 33, Page 4 of Records of Survey, Records of Riverside County; thence along the East line of said Section 30, said East line being also the centerline of Canyon Crest Drive, North 0°36'23" East, a distance of 1663.14 feet to a spike and disc stamped "Riverside City Eng" at the centerline intersection of Canyon Crest Drive and University Drive, per City of Riverside Official Tie Plat No. 1794; thence, continuing along said East line of said Section 30 and said centerline of Canyon Crest Drive, North 0°36'23" East, a distance of 262.12 feet to a **Point 'A'** of this description; thence, leaving said East line and said centerline, South 89°30'39" East, a distance of 55.00 feet to a point on the East right-of-way line of said Canyon Crest Drive, said point being the **TRUE POINT OF BEGINNING**; thence, continuing, South 89°30'39" East, a distance of 963.13 feet; thence South 20°38'59" East, a distance of 46.76 feet to a point on the Northwesterly line of Lot 3 of University Knolls, as shown by Map filed in Book 18, Page 10 of Maps, Records of Riverside County, said point being the **POINT OF TERMINUS**.

Excepting therefrom any portions within the right-of-way of Sycamore Canyon Blvd.

The sidelines of this easement shall be lengthened and/or shortened to terminate at the above mentioned easterly right of way of Canyon Crest Drive and said northwesterly line of Lot 3 of University Knolls, Book 18, Page 10 of Maps.

Said parcel contains 0.687 ac., more or less.

### PARCEL B:

A 30.00 foot strip of land lying 15.00 feet on each side, measured at right angles, from the following described centerline:

COMMENCING at the above described **Point 'A'**, said point being on the East line of said Section 30 and the centerline of Canyon Crest Drive; thence, leaving said East line and said centerline, North 89°30'39" West, a distance of 44.00 feet to a point on the West right-of-way line of said Canyon Crest Drive, said point being the **TRUE POINT OF BEGINNING**; thence, continuing, North 89°30'39" West, a distance of 924.72 feet to a **Point 'B'** of this description said point being the **POINT OF TERMINUS** of this easement.

Excepting therefrom, any portion lying with that easement to the City of Riverside per document recorded October 18, 1991 as Document No. 361449, O.R.

The sidelines of this easement shall be lengthened and/or shortened easterly to terminate at the above mentioned westerly right-of-way of Canyon Crest Drive.

Said parcel contains 0.622 ac., more or less.

#### **PARCEL C:**

A 30.00 foot strip of land lying 15.00 feet on each side, measured at right angles, from the following described centerline:

Commencing at the above mentioned **Point 'B'**; thence South 00°18'45" West, a distance of 168.17 feet; thence South 00°17'59" West, a distance of 212.74 feet; thence South 01°01'51" West, a distance of 192.87 feet; thence South 52°33'41" East, a distance of 99.14 feet to a **Point 'C'** of this description, said point being the **TRUE POINT OF BEGINNING**; thence North 89°25'34" West, a distance of 1406.04 feet to a **Point 'D'** of this description; thence continuing North 89°25'34" West, a distance of 395.60 feet to a **Point 'E'** of this description; thence continuing North 89°25'34" West, a distance of 2289.09 feet; thence North 89°18'07" West, a distance of 243.11 feet to a point on the easterly right-of-way line of Chicago Avenue, having a half-width of 47.00 feet, said point being **Point 'F'** of this description, and said point being the **POINT OF TERMINUS** of this easement.

Excepting therefrom any portions within the right of way of any public street and within the right of way of the Gage Canal, as said canal is shown on said map recorded in Map Book 2, Page 37.

The sidelines of this easement shall be lengthened and/or shortened westerly to terminate at the above mentioned easterly right-of-way line of Chicago Avenue.

Said parcel contains 2.949 ac., more or less.

#### **PARCEL D:**

Commencing at the above mentioned **Point 'F'**, said point being on the easterly right of way of Chicago Avenue, having a half-width of 47.00 feet wide, as said Chicago Avenue was dedicated

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in Parcel 1 of document recorded June 15, 1959 as Instrument No. 51940 of Official Records of Riverside County; thence, along said easterly right of way of Chicago Avenue, North 0°35'35" East, 15.00 feet to the **TRUE POINT OF BEGINNING**; thence, continuing along said easterly right of way of Chicago Avenue, North 0°35'35" East, a distance of 837.45 feet to an angle point of said right of way, dedicated as Parcel 'B' of document recorded August 13, 1992 as Document No. 302169, of Official Records of Riverside County; thence South 89°24'25" East along a southerly line of said Parcel B of said document recorded August 13, 1992 as Document No. 302169, O.R, a distance of 8.00 feet to a point on the easterly right of way line of Chicago Avenue, having a half width of 55.00 feet per said Parcel 'B' of said document recorded August 13, 1992 as Document No. 302169, O.R.; thence, along said easterly right of way line, having a half-width of 55.00 feet, North 0°35'35" East, a distance of 320.86 feet to an angle point in the right-of-way of said Chicago Avenue per Parcel 'B' of said document recorded August 13, 1992 as Document No. 302169, O.R.; thence along the southeasterly right-of-way of said Chicago Avenue, North 32°53'45" East, a distance of 8.64 feet; thence, leaving said right of way, South 31°50'18" East, a distance of 21.42 feet; thence South 3°16'05" West, a distance of 23.65 feet to a point on a line that is parallel with and 15.00 feet easterly of the easterly right of way of that portion of Chicago Avenue, having a half-width of 55.00 feet; thence, along said parallel line and its southerly extension, South 0°35'35" West, a distance of 1123.95 feet to the intersection with the northerly line of the above described **Parcel 'C'**; thence, along the northerly line of said **Parcel 'C'**, North 89°18'07" West, a distance of 23.00 feet to the **TRUE POINT OF BEGINNING**.

Excepting therefrom any portions within the right of way of Chicago Avenue.

The westerly and northwesterly lines of this easement shall be along said right-of-way of Chicago Avenue.

Said parcel contains 0.553 ac., more or less.

**PARCEL E:**

A 20.00 foot strip of land lying 10.00 feet on each side, measured at right angles, from the following described centerline:

**BEGINNING** at the above mentioned **Point 'D'**; thence North 06°00'00" East, a distance of 70.00 feet to the **POINT OF TERMINUS**.

Excepting therefrom any portion lying within the above described Parcel 'C' and also excepting therefrom any portion within the right of way of the Gage Canal, as said canal is shown on said map recorded in Map Book 2, Page 37..

Said parcel contains 0.025 ac., more or less.

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**PARCEL F:**

A 30.00 foot strip of land lying 15.00 feet on each side, measured at right angles, from the following described centerline:

**BEGINNING** at the above mentioned **Point 'E'**; thence South 0°12'42" West, a distance of 23.00 feet to the **POINT OF TERMINUS**.

Excepting therefrom any portion lying within the above described Parcel 'C'.

Said parcel contains 0.006 ac., more or less.

**PARCEL G:**

A 23.00 foot strip of land lying 23.00 feet, measured at right angles, easterly of the following described westerly line:

Commencing at the above mentioned **Point 'F'**, thence, along the easterly right of way of Chicago Avenue, having a half-width of 47.00 feet, South 0°35'35" West, 15.00 feet to the southeasterly corner of the above described Parcel 'C', said point being the **TRUE POINT OF BEGINNING**; thence, continuing along said easterly right of way of Chicago Avenue, South 0°35'35" West, 115.00 feet to the **POINT OF TERMINUS**.

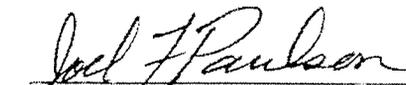
The southerly line of said 23.00 foot strip of land shall be parallel with and 115.00 feet southerly of the southerly line of the above described Parcel 'C'.

Excepting therefrom any portion lying within the above described Parcel 'C'.

Said parcel contains 0.061 ac., more or less.

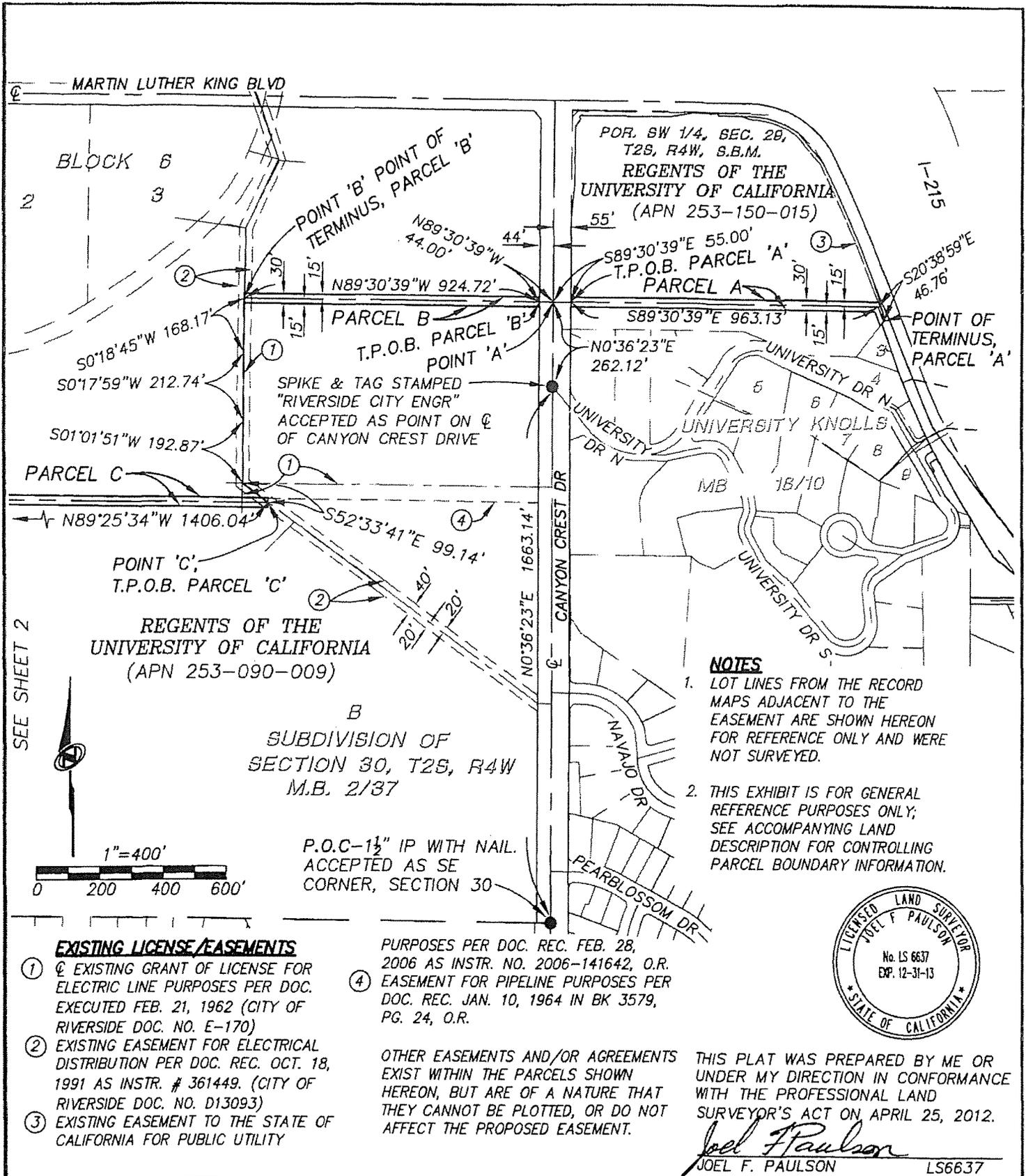
The bearings in this easement are in terms of California Coordinate System '83 (CCS83), Zone 6 grid bearings. Quoted reference bearings may or may not be in terms of said system.

Prepared By:  
Nolte Associates, Inc.

  
Joel F. Paulson, L.S. 6637

5/9/12  
Date





**NOTES**

1. LOT LINES FROM THE RECORD MAPS ADJACENT TO THE EASEMENT ARE SHOWN HEREON FOR REFERENCE ONLY AND WERE NOT SURVEYED.
2. THIS EXHIBIT IS FOR GENERAL REFERENCE PURPOSES ONLY; SEE ACCOMPANYING LAND DESCRIPTION FOR CONTROLLING PARCEL BOUNDARY INFORMATION.

**EXISTING LICENSE/EASEMENTS**

- ① EXISTING GRANT OF LICENSE FOR ELECTRIC LINE PURPOSES PER DOC. EXECUTED FEB. 21, 1962 (CITY OF RIVERSIDE DOC. NO. E-170)
- ② EXISTING EASEMENT FOR ELECTRICAL DISTRIBUTION PER DOC. REC. OCT. 18, 1991 AS INSTR. # 361449. (CITY OF RIVERSIDE DOC. NO. D13093)
- ③ EXISTING EASEMENT TO THE STATE OF CALIFORNIA FOR PUBLIC UTILITY

- ④ PURPOSES PER DOC. REC. FEB. 28, 2006 AS INSTR. NO. 2006-141642, O.R. EASEMENT FOR PIPELINE PURPOSES PER DOC. REC. JAN. 10, 1964 IN BK 3579, PG. 24, O.R.

OTHER EASEMENTS AND/OR AGREEMENTS EXIST WITHIN THE PARCELS SHOWN HEREON, BUT ARE OF A NATURE THAT THEY CANNOT BE PLOTTED, OR DO NOT AFFECT THE PROPOSED EASEMENT.

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT ON APRIL 25, 2012.

*Joel F. Paulson*  
 JOEL F. PAULSON LS6637



**NOLTE**  
 BEYOND ENGINEERING

15070 AVENUE OF SCIENCE, SUITE 100 SAN DIEGO, CA 92126  
 619.444.0600 TEL. 619.444.0400 FAX WWW.NOLTE.COM

**CITY OF RIVERSIDE PUBLIC UTILITY ELECTRICAL AND COMMUNICATION EASEMENTS**

PREPARED FOR: POWER ENGINEERS

DATE SUBMITTED: 04/26/12

SHEET NUMBER

1

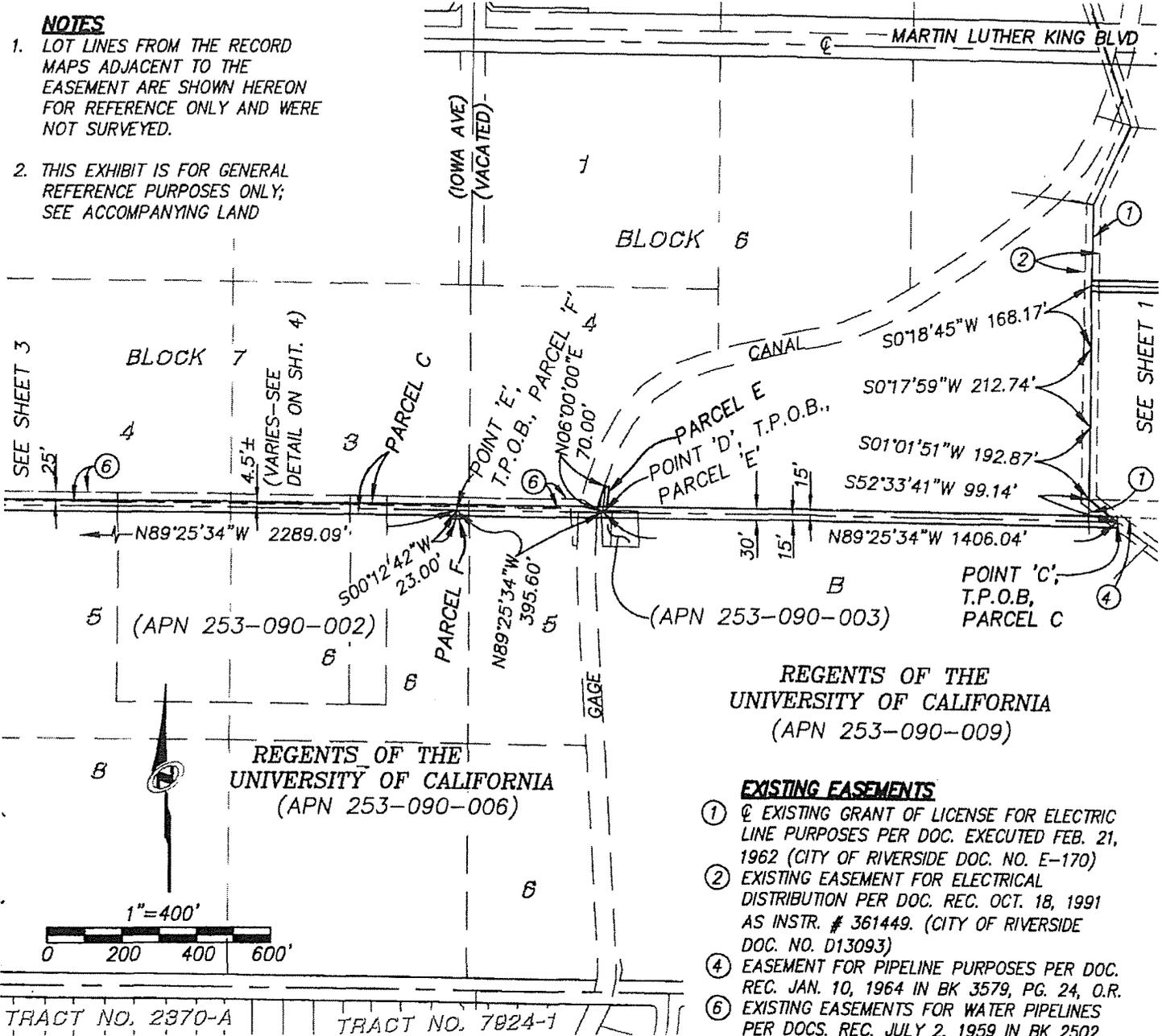
OF 4 SHEETS

JOB NUMBER SDB054500

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**NOTES**

1. LOT LINES FROM THE RECORD MAPS ADJACENT TO THE EASEMENT ARE SHOWN HEREON FOR REFERENCE ONLY AND WERE NOT SURVEYED.
2. THIS EXHIBIT IS FOR GENERAL REFERENCE PURPOSES ONLY; SEE ACCOMPANYING LAND

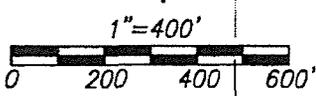


REGENTS OF THE UNIVERSITY OF CALIFORNIA (APN 253-090-009)

REGENTS OF THE UNIVERSITY OF CALIFORNIA (APN 253-090-006)

**EXISTING EASEMENTS**

- ① ☪ EXISTING GRANT OF LICENSE FOR ELECTRIC LINE PURPOSES PER DOC. EXECUTED FEB. 21, 1962 (CITY OF RIVERSIDE DOC. NO. E-170)
  - ② EXISTING EASEMENT FOR ELECTRICAL DISTRIBUTION PER DOC. REC. OCT. 18, 1991 AS INSTR. # 361449. (CITY OF RIVERSIDE DOC. NO. D13093)
  - ④ EASEMENT FOR PIPELINE PURPOSES PER DOC. REC. JAN. 10, 1964 IN BK 3579, PG. 24, O.R.
  - ⑥ EXISTING EASEMENTS FOR WATER PIPELINES PER DOCS. REC. JULY 2, 1959 IN BK 2502, P. 425, O.R., AUG. 25, 1964 IN BK 3784, P. 523, O.R. & JULY 10, 1959 IN BK. 2507, P. 480, O.R.
- OTHER EASEMENTS AND/OR AGREEMENTS EXIST WITHIN THE PARCELS SHOWN HEREON, BUT ARE OF A NATURE THAT THEY CANNOT BE PLOTTED, OR DO NOT AFFECT THE PROPOSED EASEMENT.



TRACT NO. 2970-A      TRACT NO. 7924-1

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT ON MAY 9, 2012.

*Joel F. Paulson*  
JOEL F. PAULSON      LS6637

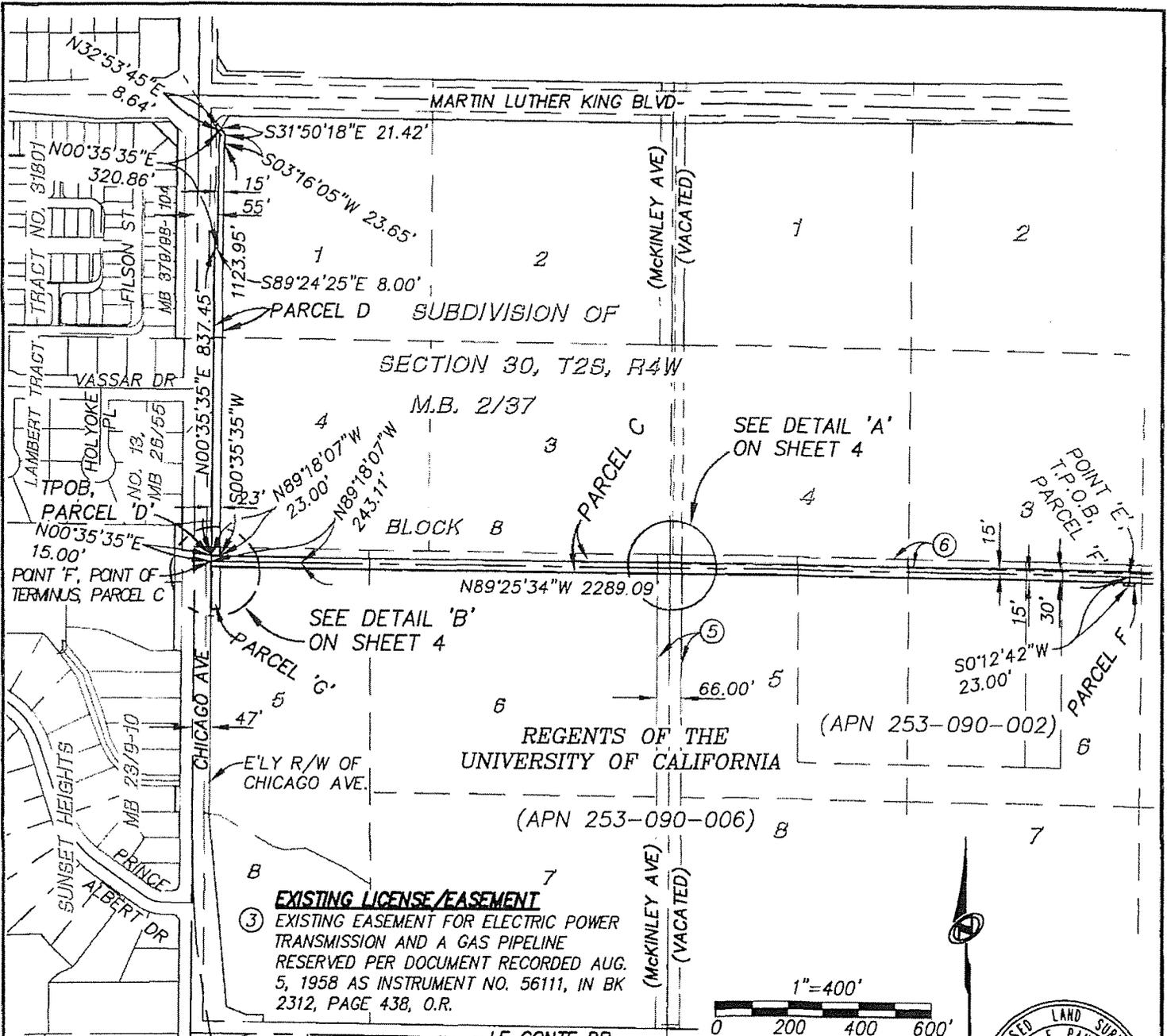


**NOLTE**  
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**CITY OF RIVERSIDE PUBLIC UTILITY  
ELECTRICAL AND COMMUNICATION EASEMENTS**  
PREPARED FOR: POWER ENGINEERS      DATE SUBMITTED: 5/9/12

SHEET NUMBER  
**2**  
OF 4 SHEETS  
JOB NUMBER  
SDB064500

16917



- EXISTING EASEMENTS**
- (5) EASEMENT FOR ELECTRICAL DISTRIBUTION AND GAS PIPE LINE PER DOC. REC. AUG. 5, 1958 IN BK. 2312, P. 438, O.R.
  - (6) EXISTING EASEMENTS FOR WATER PIPELINES PER DOCS. REC. JULY 2, 1959 IN BK 2502, P. 425, O.R., AUG. 25, 1964 IN BK 3784, P. 523, O.R. & JULY 10, 1959 IN BK. 2507, P. 480, O.R.
- OTHER EASEMENTS AND/OR AGREEMENTS EXIST WITHIN THE PARCELS SHOWN HEREON, BUT ARE OF A NATURE THAT THEY CANNOT BE PLOTTED, OR DO NOT AFFECT THE PROPOSED EASEMENT.

- NOTES**
1. LOT LINES FROM THE RECORD MAPS ADJACENT TO THE EASEMENT ARE SHOWN HEREON FOR REFERENCE ONLY AND WERE NOT SURVEYED.
  2. THIS EXHIBIT IS FOR GENERAL REFERENCE PURPOSES ONLY; SEE ACCOMPANYING LAND DESCRIPTION FOR CONTROLLING PARCEL BOUNDARY INFORMATION.

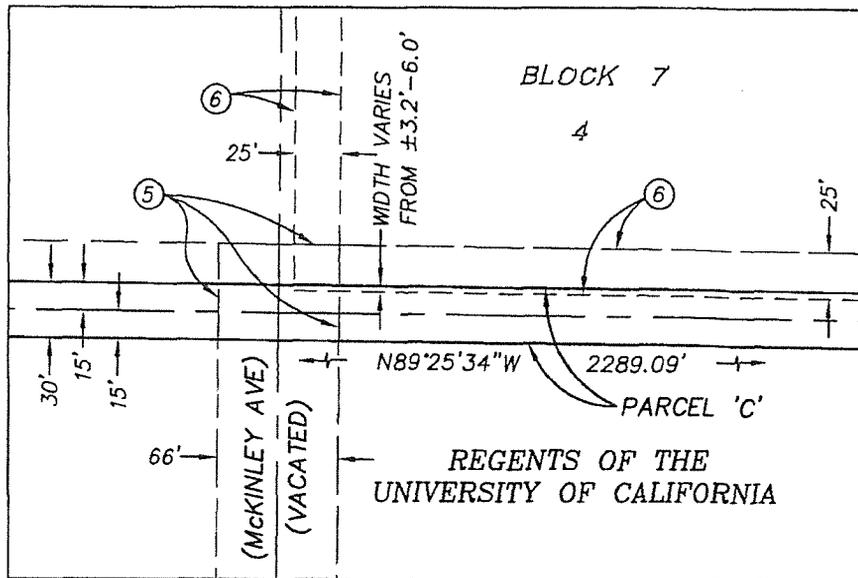
THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT ON APRIL 25, 2012.

*Joel F. Paulson*  
 JOEL F. PAULSON LS6637

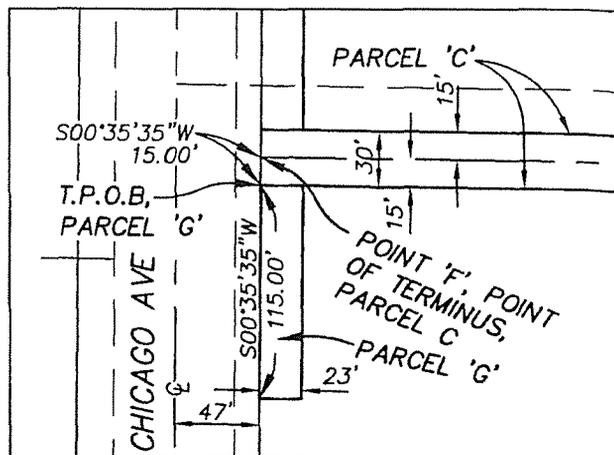


 1670 AVENUE OF SCIENCE, SUITE 100 SAN DIEGO, CA 92126 654.286.0600 TEL. 654.286.0400 FAX WWW.NOLTE.COM	<b>CITY OF RIVERSIDE PUBLIC UTILITY</b> <b>ELECTRICAL AND COMMUNICATION EASEMENTS</b>	SHEET NUMBER <b>3</b> OF 4 SHEETS
	PREPARED FOR: POWER ENGINEERS	DATE SUBMITTED: 04/26/12

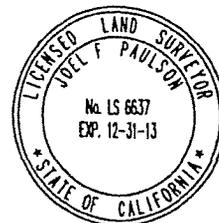
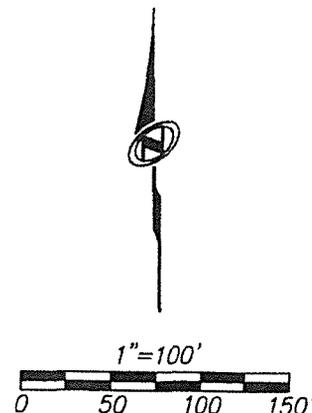
16917



DETAIL 'A'  
1"=100'



DETAIL 'B'  
1"=100'



**EXISTING EASEMENTS**

- ⑤ EASEMENT FOR ELECTRICAL DISTRIBUTION AND GAS PIPE LINE PER DOC. REC. AUG. 5, 1958 IN BK. 2312, P. 438, O.R.
  - ⑥ EXISTING EASEMENTS FOR WATER PIPELINES PER DOCS. REC. JULY 2, 1959 IN BK 2502, P. 425, O.R., AUG. 25, 1964 IN BK 3784, P. 523, O.R. & JULY 10, 1959 IN BK. 2507, P. 480, O.R.
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**NOTES**

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THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT ON APRIL 25, 2012.

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**CITY OF RIVERSIDE PUBLIC UTILITY  
ELECTRICAL AND COMMUNICATION EASEMENTS**

PREPARED FOR: POWER ENGINEERS

DATE SUBMITTED: 04/25/12

SHEET NUMBER

4

OF 4 SHEETS

JOB NUMBER  
SDB054500

16917