

When recorded mail to:

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

DOC # 2007-0753547

12/19/2007 08:00A Fee:NC

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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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMR	NCHG	EXAM
									513

Project: PM 34774
APN 141-350-013

D- 16140

Ⓢ



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: Randal R. Wisbey

By: Warren C. Trenchard

Print Name: Randal R. Wisbey

Print Name: Warren C. Trenchard

Title: President/CEO

Title: Provost



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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

Randal 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

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

By: Amelia M. Valeri



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November 12, 2007

W.O. 1104008001

EXHIBIT "A"

PUBLIC UTILITY AND SEWER EASEMENT

Those portions of Parcel 3, 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 at 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 Northeasterly corner of said Parcel 3, said point being a point on the Southwesterly line of that certain 110.00 foot wide right of way known as Riverwalk Parkway as shown on said Parcel Map 34774, said point also being a point on the arc of 795.00 foot radius curve, concave Westerly, having a line radial to said point bears North 68°04'32" East;

Thence Southeasterly along said Southwesterly right of way line, through a central angle of 02°38'12", an arc length of 36.58 feet to a point on said right of way, having a line radial to said point bears North 70°42'44" East, said point also being the **TRUE POINT OF BEGINNING**,

Thence South 56°49'02" West, a distance of 255.56 feet to a point hereinafter shown as **POINT "A"**, said course hereinafter shall be shown as "**COURSE "A"**";

Thence continuing along said "**COURSE "A"**", South 56°49'02" West, a distance of 71.00 feet to a point hereinafter shown as **POINT "B"**;

Thence continuing said "**COURSE "A"**", South, 56°49'02" West, a distance of 192.75 feet;

Thence North 33°10'18" West, a distance of 159.99 feet;

Thence South 56°48'48" West, a distance of 237.62 feet;

Thence South 1 3°08'1 1" West, a distance of 57.88 feet;

Thence South 33°1 1'12" East, a distance of 247.05 feet;

Thence South 34°57'12" West, a distance of 192.57 feet;

Thence South 55°02'48" East, a distance of 184.81 feet to a point hereinafter shown as **POINT "C"**;

Thence continuing South 55°02'48" East, a distance of 180.99 feet;

Thence North 34°57'12" East, a distance of 370.38 feet;

Thence North 26°45'05" East, a distance of 172.24 feet;



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Thence North 07°31'00" East, a distance of 33.57 feet to a point hereinafter shown as **POINT "D"**, said course hereinafter shall be shown as "**COURSE "B"**";

Thence continuing said "**COURSE "B"**", North 07°31'00" East, a distance of 108.87 feet;

Thence North 33°11'12" West, a distance of 206.05 feet to said **POINT "A"**.

The sidelines of said strip of land shall be prolonged or shortened to begin and to terminate on the Southwesterly line of said Riverwalk Parkway right of way and on the Southeasterly sideline of said "**COURSE "A"**".

PARCEL B

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

BEGINNING at said **POINT "B"**;

Thence South 33°11'12" East, a distance of 288.59 feet to said **POINT "D"**, said point being the **POINT OF TERMINATION**.

The sidelines of said strip of land shall be prolonged or shortened to terminate on the Southeasterly sideline of said "**COURSE "A"**" and on the Westerly sideline of said "**COURSE "B"**".

PARCEL C

A strip of land 54.00 feet wide, lying 22.00 feet Northwesterly of and 32.00 feet Southeasterly of the following described centerline:

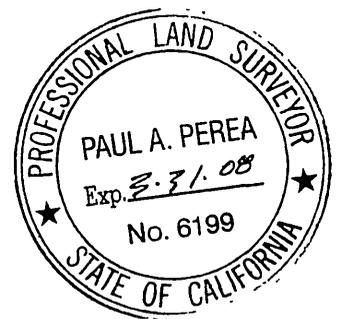
BEGINNING at said **POINT "C"**;

Thence South 34°57'12" West, a distance of 144.16 feet to a point in the Northeasterly sideline of the of that certain 66.00 foot wide right of way shown as Sierra Vista Avenue on said Parcel Map 34774, said point being the **POINT OF TERMINATION**.

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

The above described parcels of land contains 1.84 acres, more or less.

PSOMAS
Paul A. Perea 11/12/07
Paul A. Perea, L.S. 6199 Date:



DESCRIPTION APPROVAL

BY: *[Signature]* 12-06-07
DATE 16140
FOR: MARK S. BROWN
CITY SURVEYOR





EXHIBIT "B"

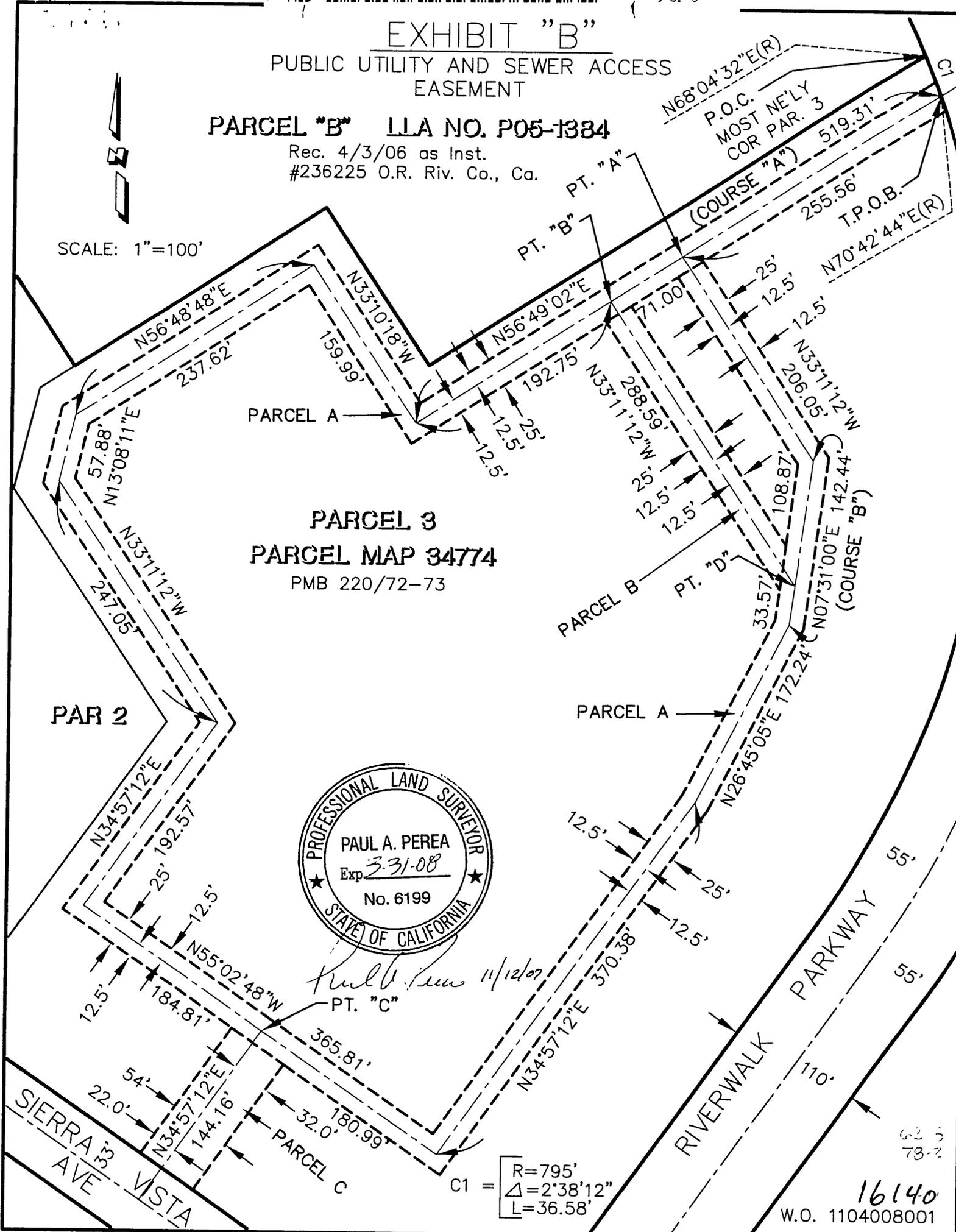
PUBLIC UTILITY AND SEWER ACCESS EASEMENT

PARCEL "B" LLA NO. P05-1384

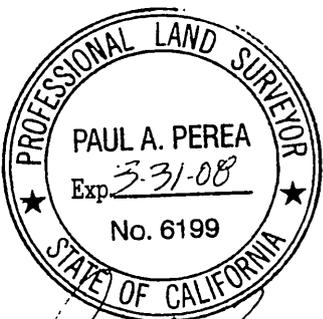
Rec. 4/3/06 as Inst.
#236225 O.R. Riv. Co., Ca.



SCALE: 1"=100'



PARCEL 3
PARCEL MAP 34774
PMB 220/72-73



Paul A. Perea 11/12/07
PT. "C"

C1 =
R=795'
Δ=2°38'12"
L=36.58'

16140
W.O. 1104008001