

**CITY OF RIVERSIDE GROUND LEASE**

**[Lot 38 – 4250 Market Street]**

On this 7<sup>th</sup> day of June, 2021, the CITY OF RIVERSIDE, a California charter city and municipal corporation (“City” or “Lessee”), MARKET STREET PROPERTIES I, LLC, a California limited liability company, hereinafter referred to as “Lessor”, mutually agree as follows:

**RECITALS**

A. On April 25, 1996, the Redevelopment Agency of the City of Riverside and Lessor entered into the Ground Lease and Option to Purchase for the property located at 4150 Market Street, Riverside, CA 92501;

B. On or around April 1, 2003 the Ground Lease was extended for an additional seventeen years to expire on March 15, 2021;

C. The Premises has been maintained as a public parking lot known as Lot 38.

D. Lessor and the City of Riverside desire to enter into a new lease for the Premises, while the parties discuss the possibility of a sale of the Premises.

NOW, THEREFORE, incorporating the recitals set out above, the parties hereto mutually agree to the following:

1) **PROPERTY LEASED.** Lessor hereby leases to City the real property, located in the City of Riverside at 4150 market Street, Riverside, CA 92501 (“Premises”) as more specifically designated Exhibit “A” attached hereto and incorporated herein. The Premises includes all easements, rights-of-way and appurtenances associated with the Premises.

2) **PURPOSE.** City presently uses the Premises for the maintenance and operation of a public parking lot.

3) **TERM.** This Lease agreement shall be for one year commencing on March 16, 2021 unless otherwise terminated in accordance with the terms herein. The term may be extended by mutual written agreement of the parties or by operation of section 5 herein.

4) **RENT.** Commencing with the rental payment due April 1, 2021, City shall pay Lessor a rental of Six Thousand Eight Hundred Fifteen Dollars (\$6,815.00) per month. Commencing with the rental payment due on April 1, 2022, and annually thereafter, the monthly rental amount shall be increased by two percent.

For the period of March 16, 2021 through March 31, 2021, the rental payment shall be prorated according to the above monthly amount.

The monthly rental shall be payable in advance on or before the first (1st) day of each month, and shall be paid by check made payable to the "Market Street Properties I, LLC" and sent to the address listed in section 15 of this Lease. No successor to Lessor's interest shall be entitled to receive rent payments until City shall have been furnished with (i) a letter signed by the grantor of such interested setting for the name and address of the person entitled to receive such rent and (ii) a copy of the deed or other instrument by which such interest passed.

**5) SURRENDER OF PREMISES / HOLDOVER.** Subject to the following paragraph, at the expiration of the Term or earlier termination of this Lease, Lessee shall surrender possession to the Premises and all improvements, excepting fixtures, located thereon and deliver the same to Lessor in good order, broom clean, condition, and state of repair, ordinary wear and tear, aging, and obsolescence excepted. In the event the Premises is not vacated and this Lease is not otherwise extended by written agreement, the tenancy shall continue on a month-to-month basis at the same monthly rental rate as provided in section 4 hereof.

**6) REQUIRED IMPROVEMENTS.** City shall be solely responsible for the operation and maintenance of any necessary improvements and fixtures for the parking lot. City is hereby entitled to take any necessary steps to improve and maintain the existing parking lot improvements and fixtures, including but not limited to sign installation, equipment replacement, and pavement maintenance.

**7) IMPROVEMENTS BY LESSEE.** Lessee may make additional improvements to the Premises as may be appropriate subject to the prior written approval of the Lessor. Lessee shall submit plans and specifications for such improvements to Lessor and obtain written approval therefor prior to commencement of construction.

**8) OWNERSHIP OF IMPROVEMENTS.** Any improvements installed upon the Premises by Lessee as herein above provided shall become the absolute property of Lessor and title shall automatically vest in Lessor without payment therefor by Lessor upon the expiration of this Lease or upon the earlier termination of this Lease as hereinafter provided, except that any fixtures installed by Lessee shall remain Lessee's personal property whether or not attached to the Premises. Lessee may remove any of such items from the Premises at any time during the term of this Lease but shall not be obligated to do so. If such fixtures or equipment are not removed within ten (10) days following the expiration or termination of this Lease, they shall be deemed abandoned and Lessor may dispose of such fixtures and equipment as it desired without any liability to Lessee.

**9) DAMAGE OR DESTRUCTION.** Lessee shall be responsible for any damages or destruction to the Premises resulting from acts or omissions of Lessee or the employees, agents, invitees or guests of Lessee, and shall repair or compensate Lessor for such damages or destruction.

**10) MAINTENANCE AND LESSOR'S RIGHT TO INSPECT.** Lessee agrees at Lessee's own expense to maintain and keep the entire Premises and all improvements located thereon or therein, in a good condition and repair, and to keep the Premises, in an attractive, neat, clean and orderly condition. This includes, but is not limited to, any refuse or waste materials which might be or constitute a fire hazard or a public or private nuisance; and the disposal in a safe and proper

manner, and in accordance with any applicable law, ordinance, statute, rule or regulation, of any industrial or hazardous waste including engine oil, paint and other waste placed upon the Premises following the commencement of this Lease.

Lessor, through its duly authorized representatives, may enter upon the Premises during regular business hours for the purpose of inspecting any or all of said Premises and the improvements and facilities thereon.

**11) MECHANICS' LIENS AND PAYMENT BONDS.** Lessee agrees to keep the Premises free from any and all claims of persons or firms or corporations, who at the request of Lessee or Lessee's contractor, furnish labor or materials to or for the benefit of the leased Premises. Lessee further agrees to indemnify and hold Lessor harmless from any and all such claims.

**12) UTILITIES AND SERVICES.** Lessee shall be responsible for the installation of any necessary utilities for the Premises, including the installation of separate meters therefor, if such utilities have not been previously installed. Lessee shall pay for sewer, gas, water, electricity and other utilities supplied to and used on the Premises during the term of this Lease, and shall hold Lessor harmless therefrom.

**13) HAZARDOUS MATERIALS.** As used in this paragraph, the term "hazardous material" shall mean any hazardous or toxic substance, material or waste that is or becomes regulated by the United States, the State of California or any local government authority having jurisdiction over the Premises. Hazardous material includes:

- a. Any "hazardous substance," as that term is defined in the Comprehensive Environment Response, Compensation, and Liability Act of 1980 (CERCLA) (42 United States Code Sections 9601-9675);
- b. "Hazardous waste," as that term is defined in the Resource Conservation and Recovery Act of 1976 (RCRA) (42 United States Code Sections 6901-6992k);
- c. Any pollutant, contaminate, or hazardous, dangerous, or toxic chemical, material, or substance, within the meaning of any other applicable federal, state, or local law, regulation, ordinance, or requirement (including consent decrees and administrative orders imposing liability or standards of conduct concerning any hazardous, dangerous or toxic waste, substance, or material, now or hereafter in effect);
- d. Petroleum products;
- e. Radioactive material, including any source, special nuclear, or by-product material as defined in 42 United States Code Sections 2011-2297g-4;
- f. Asbestos in any form or condition; and,
- g. Polychlorinated biphenyls (PCBs) and substances or compounds containing PCBs.

Lessee shall at all times observe and satisfy the requirements of, and maintain the Premises including the use and disposal of all hazardous material in compliance with all federal, state and local environmental protection, occupational, health and safety and similar laws, ordinances, restrictions, licenses and regulations, including but not limited to, the Federal Water Pollution Control Act (33 U.S.C. Section 1251 et seq.), Resource Conservation and Recovery Act (42 U.S.C. Section 6901 et seq.), Safe Drinking Water Act (42 U.S.C. Section 300(f) et seq.), Toxic Substances Control Act (15 U.S.C. Section 2601 et seq.), Clean Air Act (42 U.S.C. Section 7401 et seq.), Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601 et seq.), California Health and Safety Code (Section 25100 et seq., Section 25300 et seq., Section 39000 et seq.), California Water Code (Section 13000 et seq.) and the Environmental Responsibility Acceptance Act (California Civil Code Section 850 et seq.).

If, during the term of this Lease, Lessee becomes aware of (a) any actual or threatened release of any hazardous material on, under, or about the Premises or (b) any inquiry, investigation, proceeding, or claim by any governmental agency or other person regarding the presence of hazardous material on, under or about the Premises, Lessee shall give Lessor written notice of the release or investigation within five (5) days after learning of it and shall simultaneously furnish to Lessor copies of any claims, notices of violation, reports, or other writings received by Lessee that concern the release or investigation.

Lessee hereby indemnifies Lessor and agrees to defend and hold Lessor harmless for any loss incurred by or liability imposed on Lessor by reason of Lessee's failure to perform or observe any of its obligations or agreements under this agreement, including but not limited to any damage, liability, fine, penalty, punitive damage, cost or expense (including without limitation all clean up and removal costs and expenses) arising from or out of any claim, action, suit or proceeding for personal injury (including sickness, disease or death), tangible or intangible property damage, compensation for lost wages, business income, profits, or other economic loss, damage to the natural resources or the environment, nuisance, pollution, contamination, leak, spill, release or other adverse effect on the environment.

If the presence of any hazardous material brought onto the Premises by Lessee or Lessee's employees, agents, contractors or invitees results in contamination of the Premises, Lessee shall promptly take all necessary and appropriate actions, at Lessee's sole expense, to return the Premises to the condition that existed before the introduction of such hazardous material and Lessor shall in no event be liable or responsible for any costs or expenses incurred in doing so. Lessee shall first obtain Lessor's approval of the proposed remedial action. This provision does not limit the indemnification obligations set forth above.

**14) PERMITS/LICENSES.** Lessee shall be responsible for obtaining all AQMD, health and safety, Federal, State, County and City licenses and permits before occupying the Premises.

**15) NOTICES AND COMMUNICATIONS.** Except for the payment of rent as herein above provided, all notices, requests, consents, approvals or other communications between the parties in connection with this Lease shall be in writing and personally delivered or mailed to the recipient party by certified mail at its last known address as follows:

City	Lessee
City of Riverside Public Works Department 3900 Main Street, 4 <sup>th</sup> Floor Riverside, CA 92522	Market Street Properties I, LLC 6265 Tecate Dr. Riverside, CA 92506-4537

The parties may, from time to time, change their respective addresses for the purpose of this paragraph by sending notice of such change to the other as provided herein.

Any notice given pursuant to this paragraph shall be deemed served when personally served or when placed in the U. S. mails with postage prepaid and addressed to the recipient at the recipient's latest known address.

**16) PAYMENT OF TAXES.** During the term of this Lease, Lessor shall pay or cause to be paid all taxes levied against Lessor's or Lessee's interest in the Premises and the improvements thereon, including property taxes and special improvement taxes or assessments prior to delinquency. Payment of taxes shall be made directly to the taxing authority. Lessor shall take appropriate action to ensure bills or invoices for taxes are forwarded by the taxing authority to Lessor. In the event, Lessee receives a copy of a bill or invoice for taxes, it shall forward such bill or invoice to Lessor upon receipt.

**17) INDEMNIFICATION.** Lessor shall not be responsible or liable for and Lessee agrees to indemnify and defend Lessor from all claims, damages, expenses, liabilities and judgments for injury to persons, loss of life or damage to property occurring on the Premises and on the portion of the streets and sidewalks adjacent thereto or arising from or connected with the use, non-use, condition or occupation of the Premises, and the streets and sidewalks adjacent thereto, which occurrences are not caused by the negligence of the Lessor. Lessor and Lessee shall promptly notify the other party of any asserted claim with respect to which such party may be indemnified against hereunder and shall deliver to such other party copies of all process and pleadings pertaining thereto.

The indemnity provisions of this section shall not apply to damage or destruction of property which is owned by Lessor or Lessee, and as to such property, each party waives and releases any claim or cause of action against the other party for such damage or destruction except as specifically provided in the Section entitled "Damage or Destruction," it being agreed that each party shall provide its own insurance or shall assume the risk of such damage or destruction even though such damage or destruction is solely caused by the fault or neglect of the other party.

**18) INSURANCE.** Lessee agrees to maintain or cause to be maintained liability insurance against claims for bodily injury, loss of life or property damage occurring on the Premises and on the portion of the streets and sidewalks adjacent thereto with bodily injury, loss of life and property damage coverage in a combined single limit of not less than Two Million Dollars (\$2,000,000) for total claims or any one occurrence. Such insurance may be in the form of blanket liability coverage applicable to the Premises and other property owned or operated by Lessee. Lessor shall be included as an additional named insured on said policies.

Lessee is a public entity, and so Lessee shall have the right to satisfy its insurance obligations hereunder by means of self-insurance, as a part of any self-insurance plan in which Lessee may be a participant. If Lessee utilizes self-insurance, Lessee will provide Lessor with evidence of such coverage and a description of any plan of self-insurance being used.

**19) RELEASE.** Lessor shall not be responsible for theft, loss, injury, damage or destruction of any personal property on the Premises, or accident or injury to Lessee, its officers, employees, agents or invitees. Lessee hereby releases and discharges Lessor from any and all claims and demands of Lessee for loss or of damage to Lessee's property or injury to Lessee or Lessee's officers, employees, agents and invitees.

**20) ASSIGNMENT AND SUBLETTING.** Lessee may sublet the Premises or any portion thereof or assign this Lease for any lawful purpose. In the event of such assignment, Lessee shall remain liable to Lessor as a primary obligor hereunder for the performance of all the terms, conditions and provisions of this Lease to be performed by Lessee. In the event Lessor shall sell, convey, transfer exchange the Premises, Lessee agrees to recognize and attorn to the purchaser or transferee as the Lessor hereunder and such purchaser or transferee shall accept Lessee's attornment and shall thereafter perform and cause to be performed all obligations of Lessor hereunder both as to the Premises and as to Lessor's underlying property and Lessor shall be and is hereby relieved and released from any liability under any and all of its covenants and obligations pertaining to the Premises which arise out of any act, occurrence or event arising after such sale, conveyance, transfer or exchange. Lessor shall remain liable for all obligations accrued prior to such sale, conveyance, transfer or exchange.

**21) DEFAULT; REMEDIES.**

(a) Default. The occurrence of any one or more of the following events shall constitute an event of default ("Event of Default") under this Lease:

(1) Lessee shall fail to pay any rent or other sum of money to Lessor when the same is due, and such failure continues for ten (10) days after Lessor has given Lessee written notice specifying the amount due; provided that a ten percent (10%) late charge shall be assessed and paid by Lessee for any such amount or payment that is not paid when due after Lessor has given two (2) such notices in the same calendar year.

(2) The failure by Lessee to observe or perform any non-monetary covenants, conditions or provisions of this Lease to be observed or

performed by Lessee. If Lessee does not fully cure any such non-monetary default within thirty (30) days after Lessee has been served with a notice of such default, this Lease shall be terminable at Lessor's option; provided, however, that if the nature of Lessee's default is such that more than thirty days are reasonably required for its cure, then Lessor shall not be entitled to terminate this Lease on account of such default if Lessee commences such cure within said thirty day period and thereafter diligently prosecutes such cure to completion.

(b) Remedies.

(1) In addition to all other rights and remedies it might have, Lessor shall have the right to terminate this Lease and Lessee's right to possession of the leased Premises in the event of any default is not fully cured within the cure period designated above for such default. Termination of Lessee's right to possession of the Premises shall terminate this Lease and vice versa. However, if Lessee has abandoned or vacated the Premises, the mere taking of possession of same by Lessor in order to perform acts of maintenance or preservation or to attempt to re-let the Premises, or the appointment of a receiver in order to protect Lessor's interests under this Lease, shall not be deemed a termination of Lessee's right to possession of the Premises or a termination of this Lease unless Lessor has notified Lessee in writing that the Lease is terminated. The notification provided for herein for curable defaults shall be in lieu of, and not in addition to, any notice required under Section 1161, et seq., of the California Code of Civil Procedure. If Lessor terminates this Lease and Lessee's right to possession of the Premises pursuant to this paragraph, Lessor may recover the following from Lessee:

(i) the worth at the time of award of the unpaid rent which was due, owing and unpaid by Lessee to Lessor at the time of termination; plus

(ii) the worth at the time of award of the amount by which the unpaid rent which would have come due after termination until the time of award exceeds the amount of rental loss that Lessee proves could have been reasonably avoided; plus

(iii) the worth at the time of award of the amount by which the unpaid rent for the balance of the lease term after the time of award exceeds the amount of rental loss which Lessee proves could be reasonably avoided; plus

(iv) all other amounts necessary to compensate Lessor for all of the detriment proximately caused by Lessee's failure to perform its obligations under this Lease or which in the ordinary course of things are likely to result therefrom.

(v) At Lessor's election, such other amounts in addition to, or in lieu of the foregoing, as may be permitted from time to time by applicable California law.

(2) Upon termination of this Lease, whether by lapse of time or otherwise, Lessee shall immediately vacate the Premises and deliver possession thereof to Lessor.

(3) If Lessee violates any of the terms or provisions of this Lease or defaults in any of its obligations hereunder, other than the payment of rent or other sums payable hereunder, such violation may be restrained or such obligation enforced by injunction.

(4) Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided or any other remedies provided at law or in equity.

(5) No act or thing done by Lessor or its agents during the term hereof shall be deemed an acceptance or a surrender of the Premises, and no agreement to accept a surrender of the Premises shall be valid unless made in writing and signed by Lessor. Neither the reference in this Lease to any particular remedy nor the pursuit of any particular remedy shall preclude Lessor from any other remedy Lessor might have, either at law or in equity.

**22) ABANDONMENT.** If Lessee shall abandon the Premises at any time during the term of this Lease or be dispossessed therefrom by process of law or otherwise, any personal property belonging to Lessee and left on the Premises thirty (30) days after such abandonment or dispossession shall be deemed to have been transferred to Lessor, and Lessor shall have the right to remove and to dispose of the same without liability to account to lessee or to any person claiming under Lessee.

**23) TERMINATION BY LESSEE.** If any law or ordinance should come into effect during the term of this Lease, the terms of which so restrict the use to which the Premises can be put so that the Lessee is unable to use the Premises in the manner contemplated herein, then Lessee may, upon thirty (30) days' written notice to City, terminate this Lease.

**24) WAIVER OF DEFAULT.** Acceptance by either party of performance following a default will not be deemed a waiver of such default. No waiver of a default will constitute a waiver of any other default.

**25) EMINENT DOMAIN.** In the event all or any part of the Premises is taken or damaged by the exercise of the power of eminent domain, all compensation and damages payable by reason of the condemnation of Lessor's interest shall be payable to Lessor and all damages awarded as a result of a taking of any improvements made by Lessee to the Premises, as a result of or the loss of use of same, shall belong to Lessee. In addition, Lessee shall have the right to claim, prove, collect and retain any damages awarded for relocation costs and the value of Lessee's leasehold

estate, or for any other damages compensable under the applicable laws of the jurisdiction in which the Premises is located.

**26) VENUE.** Any action at law or in equity brought by either party hereto for the purpose of enforcing a right provided for by this Lease shall be tried in a court of competent jurisdiction in the County of Riverside, California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

**27) PROVISIONS BINDING ON SUCCESSORS.** Each and all of the covenants, conditions and agreements herein contained shall, in accordance with the context, inure to the benefit of and be binding upon the parties hereto, and the successors in interest, agents and assigns of such parties, or any person who may come into possession or occupancy of the Premises, or any part thereof, in any manner whatsoever. Nothing in this paragraph shall in any way alter the provisions in this Lease against assignment or subletting or other transfers.

**28) PARTIAL INVALIDITY.** If any term, covenant, condition or provision of this Lease is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

**29) MARGINAL CAPTIONS.** The various headings and numbers herein and the groupings of the provisions of this Lease into separate sections and paragraphs are for the purpose of convenience only, and shall not be considered a part hereof.

**30) INTEGRATION/AMENDMENT.** Except as expressly provided elsewhere in this Lease, this Lease is and shall be considered to be the only agreement or understanding between the parties regarding the leasing of the Premises. All negotiations and oral agreements acceptable to both parties have been incorporated herein. It may not be amended or modified by any act or conduct of the parties or by oral agreement, unless reduced to writing and properly executed.

[Signatures on following page.]

IN WITNESS WHEREOF the parties hereto have caused this Lease to be executed the day and year first above written.

CITY OF RIVERSIDE, a  
California charter city and municipal  
corporation

MARKET STREET PROPERTIES I, LLC,  
a California limited liability company

By: \_\_\_\_\_  
City Manager

By: Joan A. Miller  
Name:  
Title: CEO

ATTEST

By: \_\_\_\_\_  
City Clerk

By: [Signature]  
Name: Ron DeToro  
Title: Senior Vice President

APPROVED AS TO FORM:

By: [Signature]  
Deputy City Attorney  
Ruthann M. Salera

**Exhibit "A"**

**Legal Description**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Parking Lot 38  
APN: 215-252-018

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

**PARCEL 1**

That portion of Block 11, Range 7 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, Records of San Bernardino County, California, described as follows:

**BEGINNING** at the Southwest corner of said Block 11, Range 7;

Thence Northerly along the Easterly line of Market Street, 100 feet;

Thence Easterly, parallel with the Northerly line of Twelfth Street, 155.56 feet to a point on the Westerly line of a 20-foot Alley;

Thence Southerly along the Westerly line of said Alley, 100 feet to a point on said Northerly line of Twelfth Street;

Thence Westerly along said Northerly line of Twelfth Street, 155.57 feet to the **POINT OF BEGINNING**.

Said property is also shown on Record of Survey on file in Book 10, Page 70 of Records of Survey, Records of Riverside, California.

**TOGETHER WITH** that portion of the West half of that certain Alley adjoining said land on the Southeast located within Block 11, Range 7 of the Town of Riverside, as vacated and closed to public use by Resolution No. 19238, Recorded January 6, 2000 as Instrument No. 2000-006181 of Official Records of Riverside County, California.

**SUBJECT TO** an Easement for Street and Highway purposes in favor of the City of Riverside per Grant of Easement recorded December 10, 1998 as Instrument No. 537133 of Official Records of Riverside County, California.

**PARCEL 2**

That portion of Block 11, Range 7 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, Records of San Bernardino County, California, described as follows:

**BEGINNING** at a point on the Westerly line of said Block 11, Range 7, 100 feet Northerly from the Southwest corner of said Block 11, said point being also the Northwesterly corner of that

certain parcel of land conveyed to Blanche M. Walker and Myrl R. Miller, by deed recorded June 17, 1935 in Book 236, Page 252 of Official Records of Riverside County, California;

Thence Northerly along the Easterly line of Market Street, 130.60 feet, more or less, to a point 100 feet Southerly from the Northwesterly corner of said Block 11, Range 7, said point also being the Southwesterly corner of that certain parcel of land conveyed to William M. True and Sara T. Morgan, by deed recorded June 22, 1935 in Book 233, Page 540 of Official Records of Riverside County, California;

Thence Southeasterly along the Southwesterly line of said parcel of land, 155.53 feet to a point on the Northwesterly line of an Alley;

Thence Southwesterly along the said Northwesterly line of Alley, 130.59 feet, more or less, to the Northeasterly corner of said parcel of land conveyed to Blanche M. Walker and Myrl R. Miller;

Thence Northwesterly along the Northeasterly line of said parcel of land, 155.56 feet to the **POINT OF BEGINNING.**

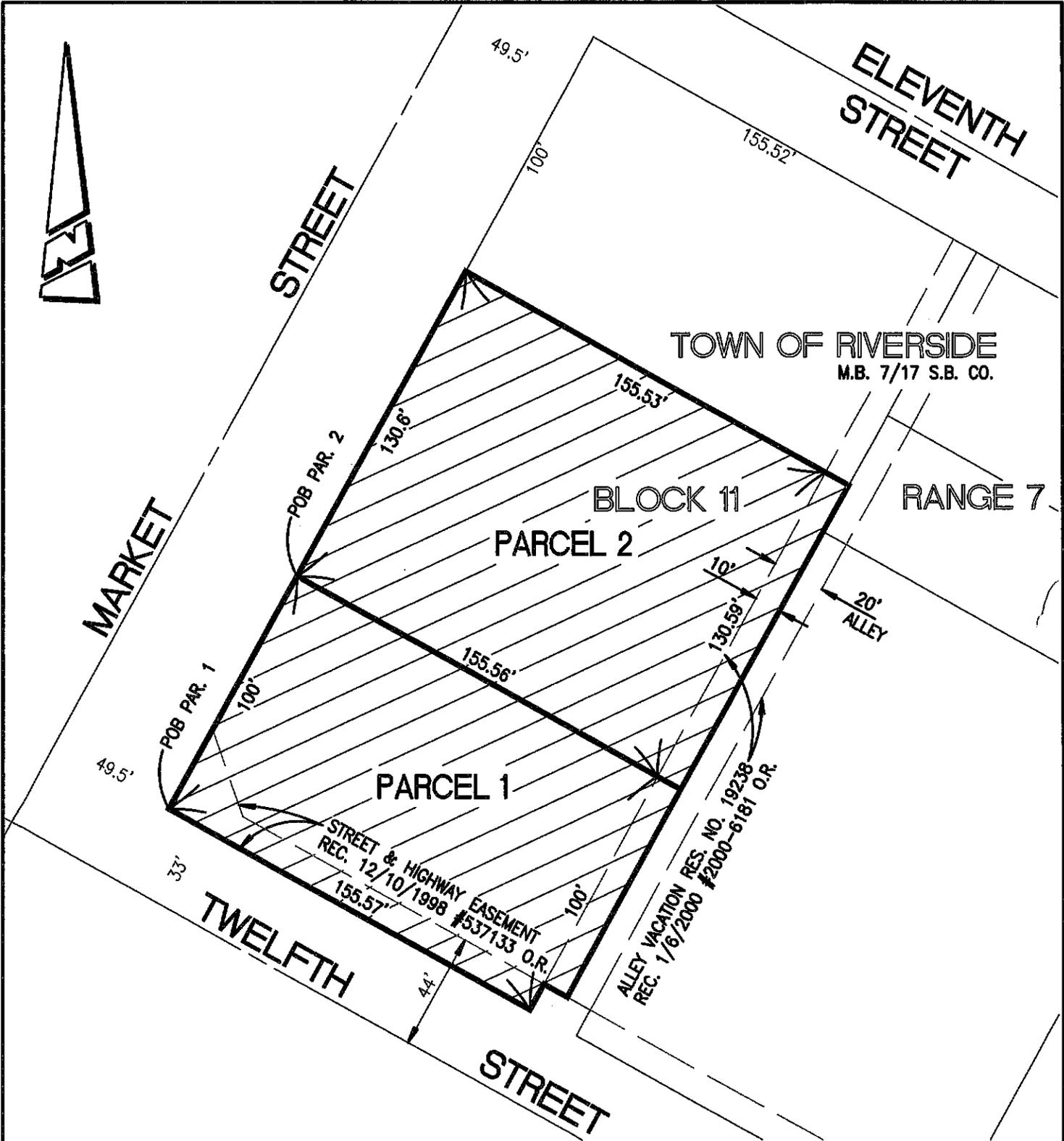
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**TOGETHER WITH** that portion of the West half of that certain Alley adjoining said land on the Southeast located within Block 11, Range 7 of the Town of Riverside, as vacated and closed to public use by Resolution No. 19238, Recorded January 6, 2000 as Instrument No. 2000-006181 of Official Records of Riverside County, California.

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

 4/28/21 Prep.   
Curtis C. Stephens, L.S. 7519 Date





• 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 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 4/27/21

SUBJECT: LOT 38 - APN. 215-252-018