

AGREEMENT FOR CONVEYANCE OF EASEMENTS

VICTORIA CLUB

Tequesquite Arroyo Trunk Sewer Replacement Project

1.0 PARTIES AND DATE

THIS AGREEMENT is entered into by and between VICTORIA CLUB, a California corporation ("Grantor") and CITY OF RIVERSIDE, a California charter city and municipal corporation ("City").

2.0 RECITALS

2.1 Grantor owns certain real property located at 2521 Arroyo Drive, Riverside, California, bearing Assessor Parcel Nos. 219-210-002, 223-110-026, 221-280-001, 221-280-002, 221-300-006, and 221-300-008 ("Property").

2.2 City desires to acquire sewer pipeline easements in the Property as described and depicted in the Grant of Easement(s) attached hereto as Exhibit "A", and incorporated herein by reference, and use of a temporary construction easement(s) for on-site improvements from notice to proceed over the area as depicted in Exhibit "B" (singularly "The TCE") attached hereto and incorporated herein by reference, (collectively, "Easement"). The Grantor desires to sell and convey Easement to City. The temporary construction easement(s) depicted in Exhibit "B" will be used by the City for a period of eighteen (18) months from the Notice to Proceed.

2.3 The parties desire by this Agreement to provide the terms and conditions for the purchase and sale of the Easement.

3.0 AGREEMENT

3.1 **Purchase.** City agrees to buy and Grantor agrees to sell and convey the Easement for the purchase price and upon the terms and conditions hereinafter set forth.

3.2 **Purchase Price.** The total purchase price for the Easement shall be the lump sum of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000), which shall be paid by City to Grantor through Escrow Holder at close of this transaction. The total consideration to be paid shall be One Million Two Hundred Fifty Thousand Dollars (\$1,250,000) which represents the cost of the permanent easements, the cost to cure the improvements and the cost of the temporary construction easements associated with the Tequesquite Arroyo Trunk Sewer Replacement Project. In addition to the consideration for the Easement, City agrees to pay the additional costs specified in paragraph 3.11.

3.3 **Escrow.** Upon execution of this Agreement by all parties, City shall open an escrow ("Escrow") with an escrow company ("Escrow Holder") to be selected by City for the purpose of consummating the purchase and sale of the Easement. The parties hereto shall execute and deliver to Escrow Holder such escrow instructions prepared by Escrow Holder as may be required to complete this

transaction. Any such instructions shall not conflict with, amend, or supersede any provision of this Agreement. If there is any inconsistency between such instructions and this Agreement, this Agreement shall control unless the parties agree in writing otherwise.

3.4 Closing Date. This transaction shall close on or before sixty (60) days following the full execution of this Agreement ("Closing Date"). If the Escrow is not in a condition to close by Closing Date, any party who is not then in default may, upon notice in writing to Escrow Holder and the other party, demand the return of their money and/or documents. If the party making the demand is one other than City, then prior to complying with the demand, Escrow Holder shall obtain the written consent of City. Upon receipt of the written consent of City, and the return of the money and/or documents, all obligations and liabilities of the parties under this Agreement shall cease and terminate. If no such demand is made, or if the City withholds its consent, the transaction shall be closed as soon as possible, but in no event shall escrow be extended more than thirty (30) days absent a written agreement by both parties.

3.5 Condition of Title. Grantor shall convey title to the Easement to City as evidenced by a CLTA Standard Form Policy or Binder of Title Insurance ("Title Policy") issued by a title insurance company to be selected by City in an amount equal to the purchase price. Title Policy shall show as exceptions with respect to the Easement only matters approved in writing by City. Any exceptions to title representing monetary liens or encumbrances may, at the discretion of City, be disapproved by City, and upon the discretion of City, Escrow Holder is hereby authorized and instructed to cause the reconveyance, partial reconveyance, or subordination, as the case may be, of any such monetary exceptions to City's title to Easement at or prior to Close of Escrow.

3.6 Property Taxes and Assessments. Grantor has, or shall have paid, before Closing Date, any and all current and past due taxes, assessments, penalties and interest levied and assessed against Property. If not paid prior to Closing Date, upon demand by City to pay, Grantor hereby authorizes Escrow Holder/City to disburse to the taxing authority from funds otherwise due to Grantor an amount sufficient to discharge said taxes, assessments, penalties and interest.

3.7 Closing Costs. City shall pay the cost of Title Policy, all Escrow fees (including reconveyance fees, trustee's fees or forwarding fees for any partial reconveyance or subordination of a deed of trust or mortgage) if applicable, and all recording costs incurred herein. All parties acknowledge that City is exempt from payment of documentary transfer taxes.

3.8 Deposit of Funds and Documents. Prior to Closing Date, City shall deposit into Escrow (i) all Escrow and Closing Costs as described above; (ii) the purchase price to be paid to Grantor through Escrow; and (iii) such other documentation as is necessary to close Escrow in conformance herewith.

Prior to Closing Date, Grantor shall deposit into Escrow (i) properly executed Grant of Easement(s), and (ii) such other documents and sums, if any, as are necessary to close this transaction in conformance herewith.

3.9 City's Conditions Precedent to Close of this Transaction. The close of this transaction is subject to the following conditions:

(a) All representations and warranties of Grantor set forth in this Agreement shall be true and correct as of close of this transaction; and

(b) Grantor shall timely perform all obligations required by the terms of this Agreement to be performed by them.

3.10 Grantor's Conditions Precedent to Close of this Transaction. For the benefit of Grantor, the close of this transaction shall be conditioned upon the timely performance by City of all obligations required of City by the terms of this Agreement.

3.11 Additional Conditions. The Parties mutually agree to the following conditions:

(a) City agrees to performing the following specific conditions requested by Grantor related to the Tequesquite Arroyo Trunk Sewer Replacement Project.

1. City acknowledges and agrees it will pay the Victoria Club for eight (8) trees as part of its cost to cure improvements included in the purchase price. City will also pay the Victoria Club Five Thousand Dollars (\$5,000) per tree for any additional trees damaged as a result of the project.

2. Notwithstanding rain delays, acts of God, natural disasters, or delays caused by environmental studies (Excused Delay Days), the City acknowledges and agrees it will use its best efforts to construct the project on the Victoria Club property in two phases over thirteen (13) months. The first phase should take approximately four (4) months and is from the Victoria Bridge to Sedgewick Avenue; the second phase should take approximately nine (9) months and is from Sedgewick Avenue to Andulka Park. The City shall compensate Grantor at a rate of \$750 per day for each additional day The TCE goes over thirteen (13) months with the exception of each delayed day as described above. For each and every day that the City asserts is an Excused Delay Day, it shall notify Victoria Club of such no later than three (3) calendar days after the date being asserted as an Excused Delay Day. The City's failure to provide such notice shall be deemed a waiver of the City's right to assert said date as an Excused Delay Day. Upon actual receipt of notice that the City is asserting an Excused Delay Day, Victoria Club shall have three (3) calendar days to object to such. Victoria Club's failure to provide a timely objection hereunder shall be deemed a waiver of its right to challenge the Excused Delay Day at a later time. In the event the City timely asserts an Excused Delay Day and the Victoria Club timely objects thereto, the parties shall attempt to resolve their dispute by way of binding arbitration after the conclusion of the project (the costs of arbitration shall be split equally).

3. The City will provide Grantor with at least two (2) weeks' notice of the actual date the TCE will commence. The timing of The TCE shall start on the actual date the contractor commences construction activities on-site.

4. For the benefit of Grantor, the City will include a provision in its agreement with its Contractor that the Contractor shall ensure the site conditions, as such pertain to grades and elevations, on the Property be returned to the substantially same conditions as they were prior to the commencement of the Sewer Replacement Project.

(b) Grantor and City agree to the following specific conditions related to the Tequesquite Arroyo Trunk Sewer Replacement Project.

1. Grantor acknowledges and the City agrees that the City will not relinquish or quitclaim the existing sewer easements to the Victoria Club.

2. ~~Prior to the City giving notice of exercising The TCE, the City shall~~ provide Grantor with notice to relocate site improvements. Grantor shall have 60 days from the notice to complete the relocation of the site improvements for which the Grantor desires to relocate. The TCE shall not begin to run until at least 60 days after notice to relocate site improvements and upon proper notification as written under section 3.11 (a) 3 above. The City will have the right to commence work within The TCE after the 60 days has expired regardless of whether Grantor has completed the relocation of site improvements.

4.0 REPRESENTATIONS AND WARRANTIES OF GRANTOR

Grantor makes the following representations and warranties, each of which shall survive Closing Date:

(a) The execution and delivery of this Agreement by Grantor, Grantor's performance hereunder, and the consummation of this transaction will not constitute a violation of any order or decree or result in the breach of any contract or agreement to which Grantor is a present party, or by which Grantor is bound;

(b) Grantor will not enter into any agreements or undertake any new obligations prior to Closing Date which will in any way burden, encumber or otherwise affect Property and/or Easement without the prior written consent of City; and

(c) To Grantor's knowledge, no litigation and no governmental, administrative or regulatory act or proceeding regarding the environmental, health and safety aspects of Property is pending, proposed or threatened.

5.0 ACKNOWLEDGMENT OF FULL BENEFITS AND RELEASE

5.1 By execution of this Agreement, Grantor, on behalf of themselves and their respective heirs, executors, administrators, successors and assigns, hereby acknowledge that this Agreement provides full payment for the acquisition of the Easement by City, and Grantor hereby expressly and unconditionally waives any and all claims for damages, improvements, relocation assistance benefits, severance damages, interest, loss of goodwill, claims for inverse condemnation or unreasonable pre-condemnation conduct, or any other compensation or benefits, other than as already expressly provided for in this Agreement, it being understood that this is a complete and full settlement of all acquisition claims, liabilities, or benefits of any type or nature whatsoever relating to or in connection with the acquisition of the Easement.

5.2 This Agreement arose out of City's efforts to acquire the Easement through its municipal authority. The parties acknowledge and agree that the consideration paid to Grantor shall be deemed the

fair market value and total amount of "just compensation" for the Easement. Grantor, on behalf of themselves and their respective heirs, executors, administrators, successors and assigns, hereby fully release City, its successors, agents, representatives, and assigns, and all other persons and associations, known or unknown, from all claims and causes of action by reason of any damage which has been sustained, or may be sustained, as a result of City's efforts to acquire the Easement or any preliminary steps thereto. This release and the section 1542 waiver below, do not extend to damages or injuries caused by City or its contractor during the work on the sewer project, and utilization of the TCE.

5.3— Grantor hereby acknowledges that they have or have had an opportunity to speak with or have been advised by an attorney and is familiar with the provisions of California Civil Code section 1542, which provides as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

Grantor acknowledges that they may have sustained damage, loss, costs or expenses which are presently unknown and unsuspected, and such damage, loss, costs or expenses which may have been sustained, may give rise to additional damage, loss, costs or expenses in the future. Nevertheless, Grantor hereby acknowledges that this Agreement has been negotiated and agreed upon in light of that situation, and hereby expressly waive any and all rights which they may have under California Civil Code section 1542, or under any statute or common law or equitable principal of similar effect.

This acknowledgment and release shall survive Closing Date.

6.0 REMEDIES

If Grantor defaults under this Agreement, then City may, at City's option, terminate the transaction or initiate an action for specific performance of this Agreement, or pursue any other rights or remedies that City may have at law or in equity. If City defaults under this Agreement, then Grantor may, at Grantor's option, terminate the transaction or pursue any rights or remedies that Grantor may have at law or in equity.

7.0 MISCELLANEOUS

7.1 **Notice.** Any notice to be given or other document or documents to be delivered to either party by the other hereunder may be delivered in person or may be deposited in the United States Mail in the State of California, duly registered or certified, with postage prepaid, and addressed as follows:

Grantor:	VICTORIA CLUB
	2521 Arroyo Drive
	Riverside, CA 92506
	(951) 683-5323 (phone)
	(951) 683-6545 (fax)

City:

CITY OF RIVERSIDE
Community Development Department
Real Property Services Division, 3rd Flr.
3900 Main Street
Riverside, CA 92522
(951) 826-5649 (phone)
(951) 826-5744 (fax)

Any notice or other documents sent by registered or certified mail as aforesaid shall be deemed to have been effectively served or delivered at the expiration of twenty-four (24) hours following the deposit of said notice or other documents in the United States mail.

7.2 **Time of Essence.** Time is of the essence with respect to each and every provision hereof.

7.3 **Governing Law.** All questions with respect to this Agreement, and the rights and liabilities of the parties hereto, shall be governed by the laws of the State of California.

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

7.5 **Severability.** If any provision of this Agreement, or its application to any party or circumstances, is determined to be invalid or unenforceable to any extent by a court of competent jurisdiction, then the remainder of this Agreement, and the application of such provision to persons or circumstances other than those to which said provision has been determined to be invalid or unenforceable, shall not be affected thereby and each provision thereof shall be valid and enforced to the fullest extent permitted by law.

7.6 **Binding Effect.** This Agreement shall inure to the benefit of, and shall be binding upon, the assigns, successors in interest, personal representatives, estates, heirs and legatees of each of the parties hereto.

7.7 **Entire Agreement.** This Agreement contains the entire Agreement of the parties hereto, and supersedes any prior written or oral agreements between them concerning the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, between the parties hereto, relating to the subject matter contained in this Agreement which are not fully expressed herein.

7.8 **Amendments.** This Agreement may be amended or supplemented only by written documents signed by all parties.

7.9 **Nondiscrimination.** The parties shall not discriminate on the grounds of race, religious creed, color, national origin, ancestry, age, physical disability, mental disability, medical condition, including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sex or sexual orientation, in connection with the performance of this

Agreement. The parties further agree to conform to the requirements of the Americans with Disabilities Act in the performance of this Agreement.

7.10 Additional Documents. The parties hereto agree to execute any and all additional documents and instruments necessary to carry out the terms of this Agreement.

7.11 No Merger. All representations, warranties, acknowledgments, releases, covenants and obligations contained in this Agreement shall survive delivery and recordation of the Grant of Easement.

7.12 Ratification. This Agreement is subject to approval and ratification by the City Council of the City of Riverside.

7.13 Authorization to Sign. Grantor hereby represents and warrants to City that they are the sole owner of the referenced Property, and that they have the authority to enter into this Agreement.

7.14 Counterparts. This Agreement may be executed in two (2) or more identical counterparts, each of which shall be deemed to be an original and each of which shall be deemed to be one and the same instrument when each party signs each such counterpart.

7.15 Insurance. The City agrees to have its contractor add Grantor as an additional insured. City shall ensure that its contractor obtain and maintain insurance coverage during the course of the TCE as follows: Commercial General Liability Insurance providing coverage on a full occurrence basis with limits of not less than \$1 million each occurrence for bodily injury and property damage liability combined, \$2 million general aggregate; and Automobile Liability Insurance with limits of at least \$1 million each occurrence for bodily injury and property damage liability combined and insuring liability arising out of the ownership, maintenance, or use of any hired or non-owned vehicles. All policies of insurance required to be maintained hereunder shall name Grantor as an additional insured and shall provide that such coverage is primary to any policy held by Grantor. As a pre-requisite to City's use of the TCE, the City shall provide Grantor with certificates of insurance and endorsements evidencing Grantor as an additional insured on all applicable policies. The City will request, but is not under an obligation to verify, that its Contractor will have its subcontractors obtain insurance naming Grantor as an additional insured.

7.16 Indemnity. City agrees to indemnify Grantor against any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damages arising out of construction of the sewer project or utilization of the City's TCE but only in proportion to and to the extent such liability, loss, expense, attorney' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts, omissions or misconduct of City.

City agrees to have its contractor indemnify Grantor against any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damages arising out of construction of the sewer project or utilization of the City's TCE but only in proportion to and to the extent such liability, loss, expense, attorney' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts, omissions or misconduct of the City's Contractor.

Grantor agrees to indemnify City against any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damages arising out of the performance of this Agreement and construction related activities but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts, omissions or misconduct of Grantor.

EXECUTED on the date or dates set forth below. This Agreement shall be effective as of the date signed by all parties.

City:

CITY OF RIVERSIDE

By: _____
City Manager

Dated: _____

ATTEST:

By: _____
City Clerk

Approved as to Form:

By: 2126
Deputy City Attorney

Grantor:

VICTORIA CLUB

By: [Signature]

Printed Name: JASON GLESS

Title: PRESIDENT

Dated: 6/25/15

By: [Signature]

Printed Name: TED BORCKER

Title: VICE-PRESIDENT

Dated: 6/25/2015

O:\Cycom\Wpdocs\D012\P019\00244234.Doc
CA: 14-2189

EXHIBIT "A"

Grant of Easement(s)

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 219-210-002
Address: 2521 Arroyo Drive

D-

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation**, as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 **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
Sanitary Sewer Facilities.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____ } ss

On _____, before me, _____,
notary public, personally appeared, _____

_____,
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.

Notary Signature

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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

Por. APN: 219-210-002
Sanitary Sewer Facilities Esmt.

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

That portion of Lots 110, 111, 112 and that unnamed street now known as High Street (vacated) of Division "C" of Hall's Addition to Riverside on file in Book 9 of Maps, at Page 3 thereof, Records of San Bernardino County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence S.81°13'57"E., a distance of 427.43 feet;

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 72.74 feet to the Easterly line of Victoria Avenue (formerly Myrtle Avenue) as shown on said Division "C" of Hall's Addition to Riverside, being the Point of Beginning of said centerline description;

Thence continuing S.89°53'42"E., a distance of 13.61 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 306.08 feet to a point hereinafter referred to as Point "A";

Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 117.63 feet to a point hereinafter referred to as Point "B";

Thence continuing N.62°06'46"E., a distance of 24.81 feet;

Thence N.29°37'41"E., a distance of 480.40 feet;

Thence N.60°53'06"E., a distance of 401.59 feet;

Thence S.59°54'17"E., a distance of 5.60 feet to the centerline of said High Street (vacated), being the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Easterly line of said Victoria Avenue (formerly Myrtle Avenue) and prolonged or shortened to terminate Easterly in the centerline of said High Street (vacated);

TOGETHER WITH that portion of said Lot 112 lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "A";

Thence S.63°20'47"E., a distance of 110.09 feet to the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Northwesterly in the Southeasterly line of Lot 6 of Fairview Terrace on file in Book 9 of Maps, at Page 54 thereof, Records of Riverside County, California;

TOGETHER WITH that portion of said Lots 110 and 111 lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "B";

Thence N.32°05'38"E., a distance of 95.15 feet to the termination of said centerline description;

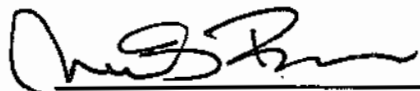
EXCEPTING FROM the above described strips of land those portions lying within that certain Sewer Easement Granted to the City of Riverside by document recorded August 31, 1948, in Book 1007, Page 527, et seq., Records of Riverside County, California;

ALSO EXCEPTING FROM the above described strips of land those portions lying within that certain Sewer Easement Granted to the City of Riverside by document recorded August 31, 1948, in Book 1008, Page 64, et seq., Records of Riverside County, California;

ALSO EXCEPTING FROM the above described strips of land those portions lying within that certain Sewer Easement Granted to the City of Riverside by document recorded August 6, 1965, as Instrument No. 91400, Official Records of Riverside County, California.

The above described parcel of land contains 18,476 square feet, more or less.

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

 8/8/2012 Prep. EV

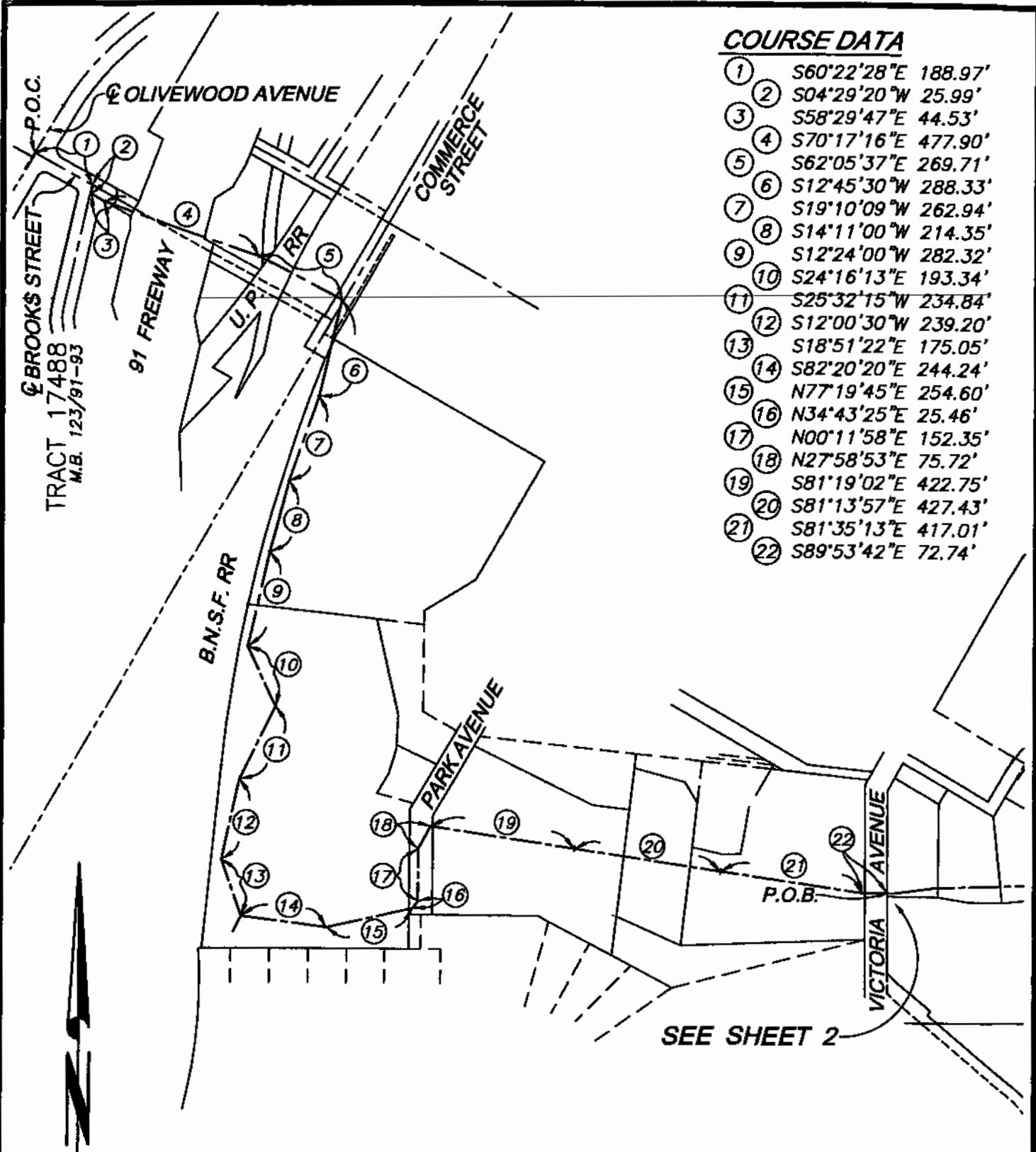
Mark S. Brown, L.S. 5655
License Expires 9/30/13

Date



COURSE DATA

①	S60°22'28"E	188.97'
②	S04°29'20"W	25.99'
③	S58°29'47"E	44.53'
④	S70°17'16"E	477.90'
⑤	S62°05'37"E	269.71'
⑥	S12°45'30"W	288.33'
⑦	S19°10'09"W	262.94'
⑧	S14°11'00"W	214.35'
⑨	S12°24'00"W	282.32'
⑩	S24°16'13"E	193.34'
⑪	S25°32'15"W	234.84'
⑫	S12°00'30"W	239.20'
⑬	S18°51'22"E	175.05'
⑭	S82°20'20"E	244.24'
⑮	N77°19'45"E	254.60'
⑯	N34°43'25"E	25.46'
⑰	N00°11'58"E	152.35'
⑱	N27°58'53"E	75.72'
⑲	S81°19'02"E	422.75'
⑳	S81°13'57"E	427.43'
㉑	S81°35'13"E	417.01'
㉒	S89°53'42"E	72.74'



• 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.

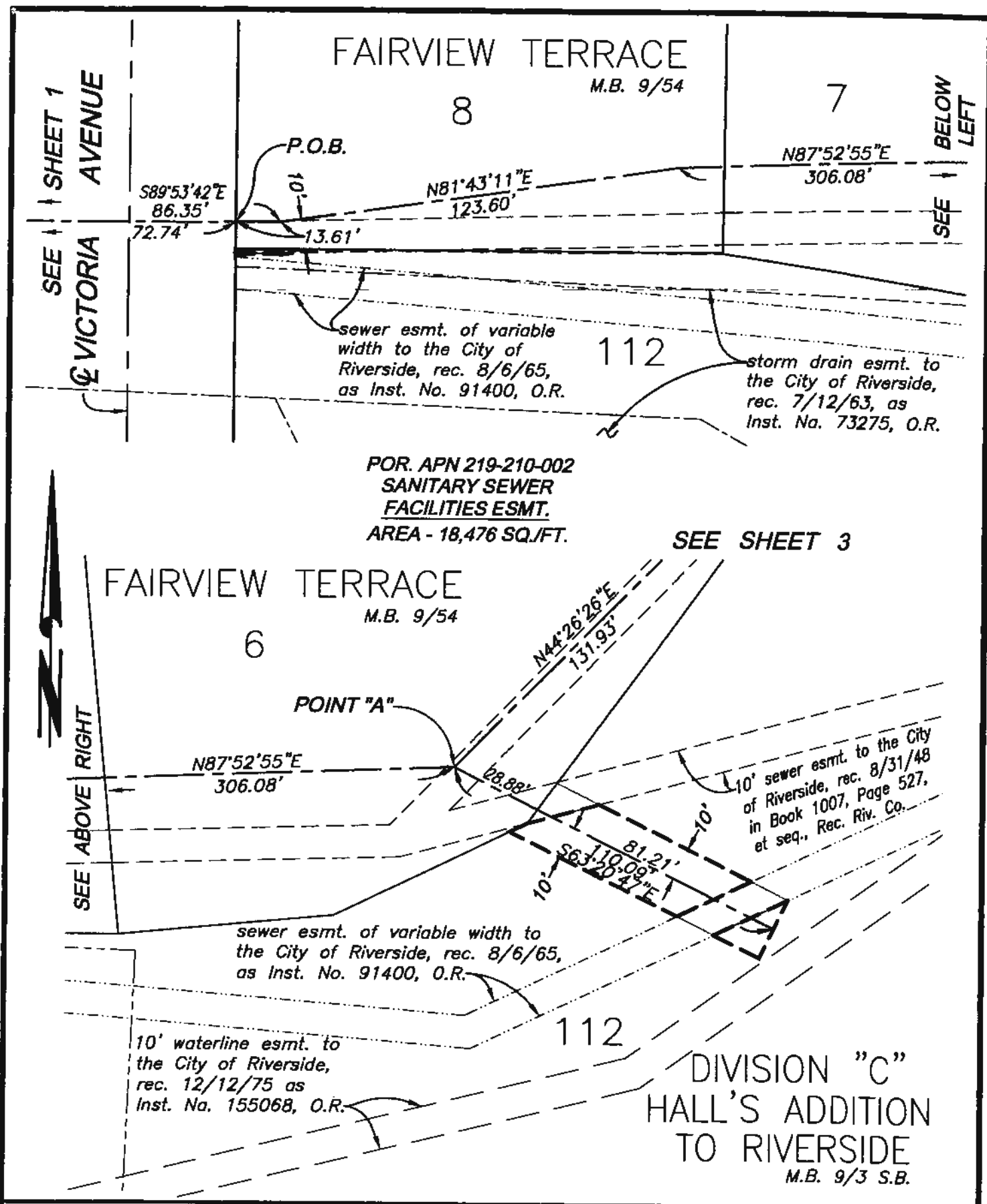
SHEET 1 OF 4

SCALE: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2



• 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 4

SCALE: 1"=40'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 4

10' sewer esmt. (Par. "E")
to the City of Riverside,
rec. 8/31/48 in Book
1008, Page 64, et seq.,
Rec. Riv. Co.

R.S. 37/68

110

DIVISION "C"
HALL'S ADDITION
TO RIVERSIDE
M.B. 9/3 S.B.

FAIRVIEW TERRACE
M.B. 9/54

POINT "B"

POR. APN 219-210-002
SANITARY SEWER
FACILITIES ESMT.
AREA - 18,476 SQ.FT.

111

112

10' waterline esmt. to
the City of Riverside,
rec. 12/12/75 as
Inst. No. 155068, O.R.

6

SEE SHEET 2

• 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 4

SCALE: 1"=40'

DRAWN BY: EV DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2



5

$\Delta=11^{\circ}14'25''$
 $L=39.24'$

$\Delta=06^{\circ}25'55''$
 $L=22.45'$

$N44^{\circ}26'26''E$
 $131.93'$

$R=200.00'$
 $\Delta=17^{\circ}40'20''$
 $L=61.69'$

$N62^{\circ}06'46''E$
 $117.63'$
 $142.44'$

$N32^{\circ}05'38''E$
 $95.15'$
 $N29^{\circ}37'41''E$
 $480.40'$

CLARK'S
SUBDIVISION

M.B. 7/44

29

DIVISION "C"
HALL'S ADDITION
TO RIVERSIDE

M.B. 9/3 S.B.

110

POR. APN 219-210-002
SANITARY SEWER
FACILITIES ESMT.
AREA - 18,476 SQ./FT.

10' sewer esmt. (Par.
"E") to the City of
Riverside, rec. 8/31/48
in Book 1008, Page 64,
et seq., Rec. Riv. Co.

public utilities easement to the
City of Riverside, rec. 12/13/68,
as Inst. No. 121970, O.R.

HIGH STREET (VACATED)

N29°37'41"E
480.40'

SEE SHEET 3

• 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 4 OF 4

SCALE: 1"=40'

DRAWN BY: EV DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 221-280-001
Address: 2521 Arroyo Drive

D-

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation**, as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 **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
Sanitary Sewer Facilities.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____ } ss

On _____, before me, _____,
notary public, personally appeared, _____

_____,
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.

Notary Signature

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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

Por. APN: 221-280-001
Sanitary Sewer Facilities Esmt.

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

That portion of Lots 47, 48, 50 and that unnamed street now known as High Street (vacated) of Castleman's Addition to Riverside on file in Book 3 of Maps, at Page 19 thereof, Records of San Bernardino County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence S.81°13'57"E., a distance of 427.43 feet;

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 86.35 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 306.08 feet;

Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 142.44 feet;

Thence N.29°37'41"E., a distance of 480.40 feet;

Thence N.60°53'06"E., a distance of 401.59 feet;

Thence S.59°54'17"E., a distance of 5.60 feet to the centerline of said High Street (vacated), being the Point of Beginning of said centerline description;

Thence continuing S.59°54'17"E., a distance of 356.71 feet;

Thence S.50°44'02"E., a distance of 404.38 feet;

Thence S.48°29'37"E., a distance of 493.18 feet;

Thence N.75°16'52"E., a distance of 113.50 feet;

Thence S.78°28'22"E., a distance of 165.61 feet;

Thence N.73°44'43"E., a distance of 14.71 feet to the Westerly line of Sedgwick Avenue (formerly Sedgwick Street) as shown on said Castleman's Addition to Riverside, being the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the centerline of said High Street (vacated) and prolonged or shortened to terminate Easterly in the Westerly line of said Sedgwick Avenue (formerly Sedgwick Street).

The above described parcel of land contains 30,929 square feet, more or less.

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

 8/5/12 Prep. EV

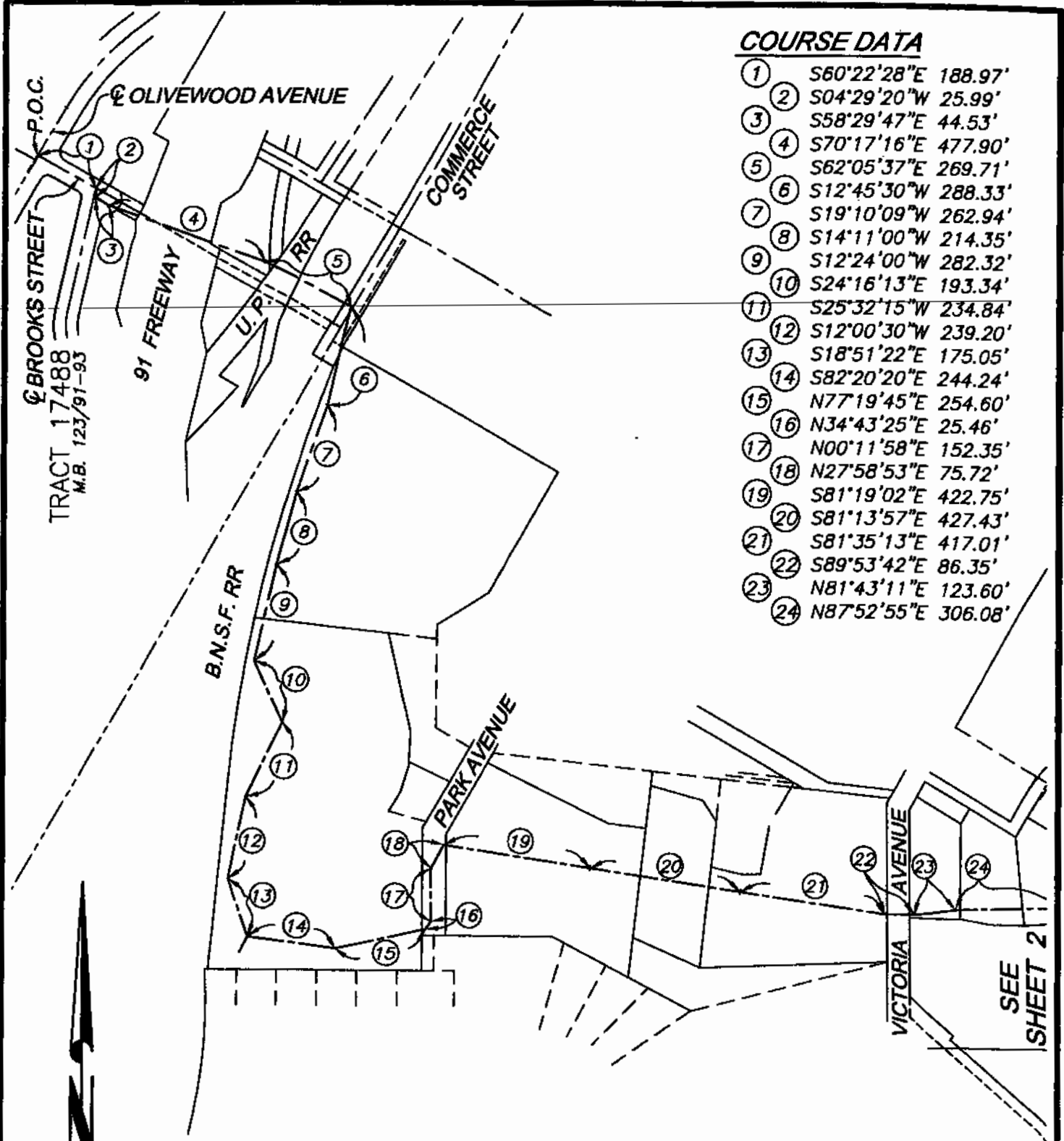
Mark S. Brown, L.S. 5655
License Expires 9/30/13

Date



COURSE DATA

1	S60°22'28"E	188.97'
2	S04°29'20"W	25.99'
3	S58°29'47"E	44.53'
4	S70°17'16"E	477.90'
5	S62°05'37"E	269.71'
6	S12°45'30"W	288.33'
7	S19°10'09"W	262.94'
8	S14°11'00"W	214.35'
9	S12°24'00"W	282.32'
10	S24°16'13"E	193.34'
11	S25°32'15"W	234.84'
12	S12°00'30"W	239.20'
13	S18°51'22"E	175.05'
14	S82°20'20"E	244.24'
15	N77°19'45"E	254.60'
16	N34°43'25"E	25.46'
17	N00°11'58"E	152.35'
18	N27°58'53"E	75.72'
19	S81°19'02"E	422.75'
20	S81°13'57"E	427.43'
21	S81°35'13"E	417.01'
22	S89°53'42"E	86.35'
23	N81°43'11"E	123.60'
24	N87°52'55"E	306.08'



• 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.

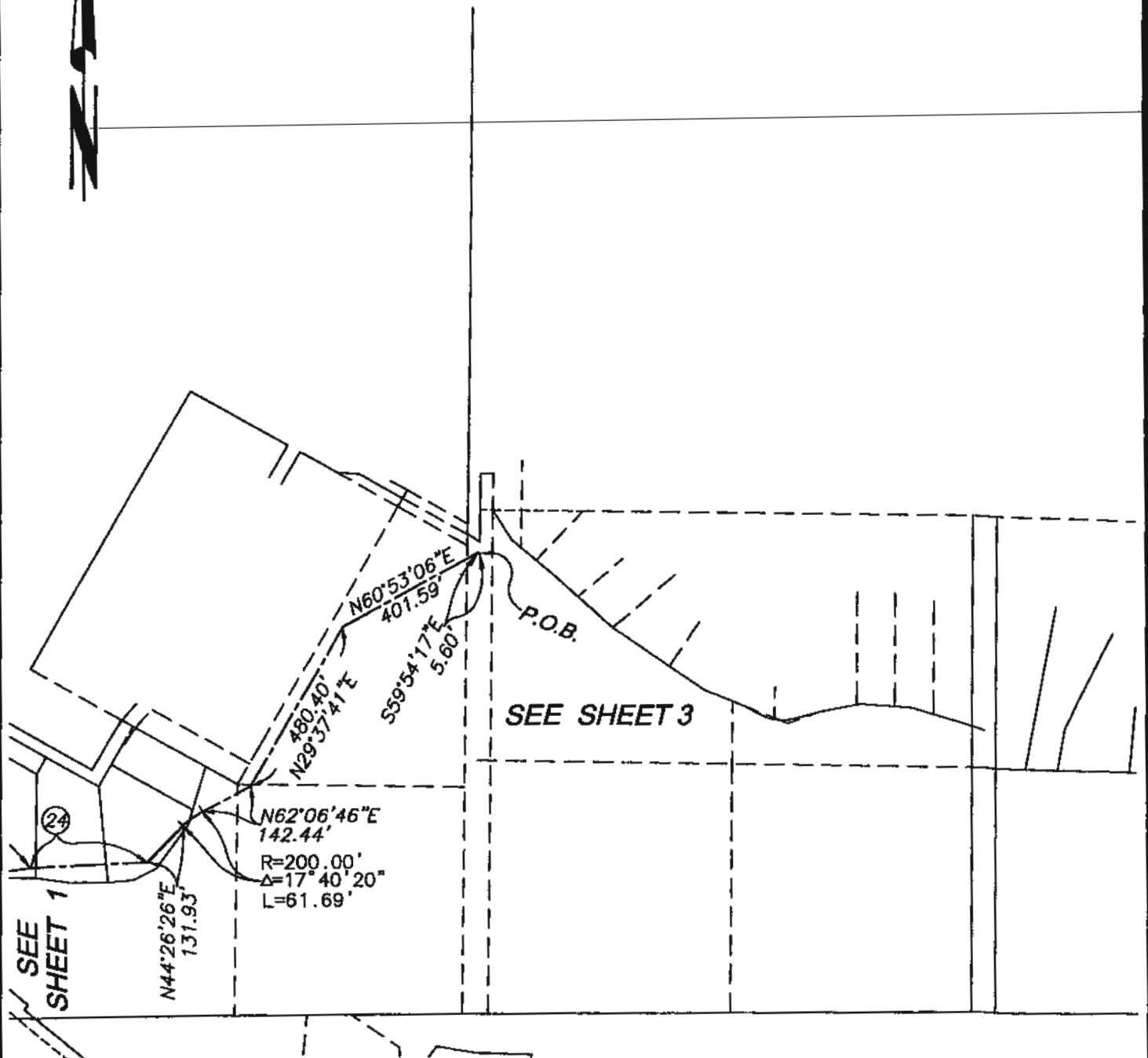
SHEET 1 OF 6

SCALE: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2



• 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 6

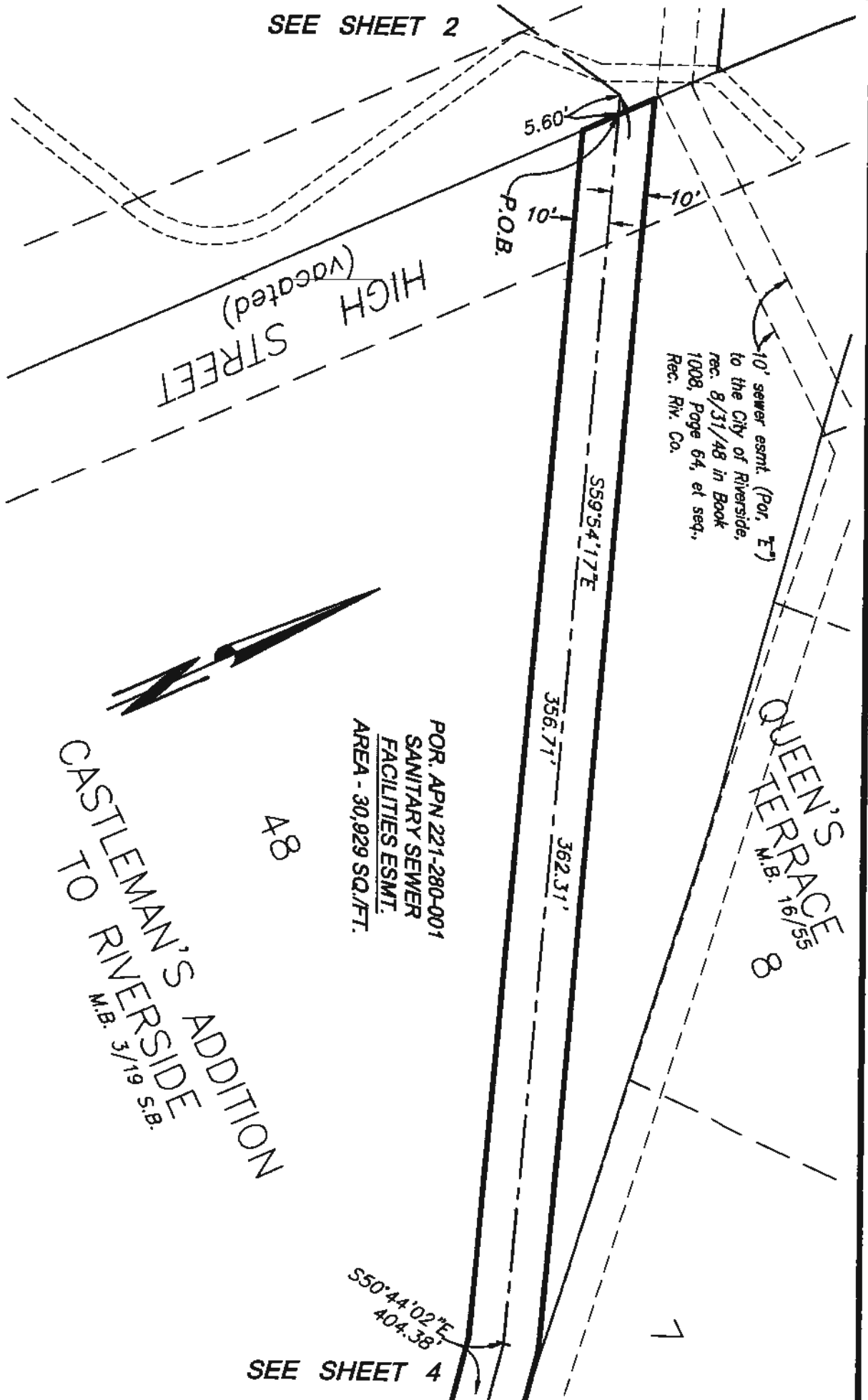
SCALE: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 2



• 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 6

SCALE: 1"=40'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 3

7

S59°54'17"E
362.31'

356.71'

QUEEN'S TERRACE
M.B. 1/6/55
6

10' sewer esmt. (Par, "E" to the City
of Riverside, rec. 8/31/48 in Book
1008, Page 64, et seq., Rec. Riv. Co.

5

POR. APN 221-280-001
SANITARY SEWER
FACILITIES ESMT.
AREA - 30,929 SQ.FT.

48

CASTLEMAN'S ADDITION
M.B. 3/19 S.B.

10'

S50°44'02"E
404.38'

10'

SEE SHEET 5

• 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 4 OF 6

SCALE: 1"=40'

DRAWN BY: EV DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

10' sewer esmt. (Par, "E") to the City of Riverside, rec. 8/31/48 in Book 1008, Page 64, et seq., Rec. Riv. Co.

10' waterline esmt. to the City of Riverside, rec. 12/12/75 as O.R. Inst. No. 155068.

SEE SHEET 4

SEE SHEET 6

POR. APN 221-280-001
SANITARY SEWER
FACILITIES ESMT.
AREA - 30,929 SQ./FT.

CASTLEMAN'S ADDITION
TO RIVERSIDE
W.B. 3/19 S.B.

• 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 5 OF 6

SCALE: 1"=40' DRAWN BY: EV DATE: 6/21/12 SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2



49

48

47

50

S50°44'02"E
404.38'

S48°29'37"E
493.18'

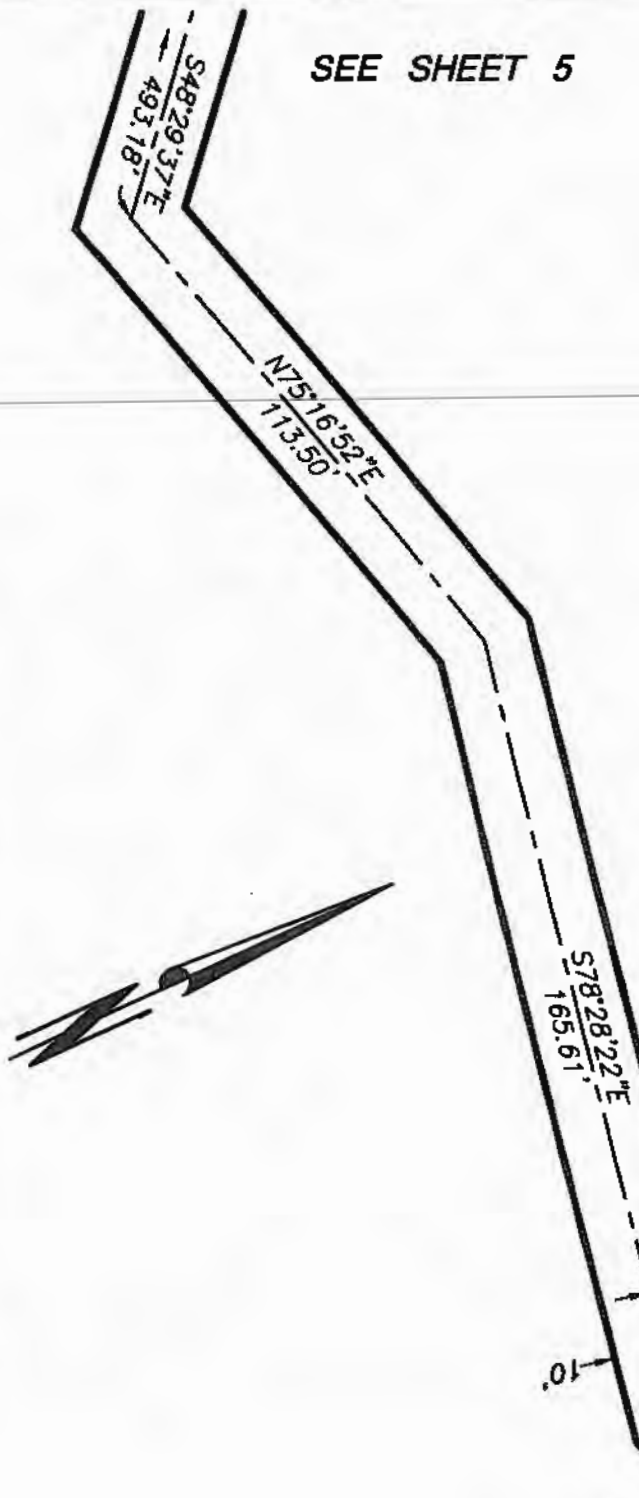
10' 10'

SEE SHEET 5

CASTLEMAN'S ADDITION
TO RIVERSIDE
W.B. 3/19 S.B.

50

POR. APN 221-280-001
SANITARY SEWER
FACILITIES ESMT.
AREA - 30,929 SQ./FT.



SEDGWICK

AVENUE

N73°44'43"E
611.19'
69.07'

51

● 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 6 OF 6

SCALE: 1"=40'

DRAWN BY: EV DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 221-280-002
Address: 2521 Arroyo Drive

D-

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation**, as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 **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
Sanitary Sewer Facilities.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____ } ss

On _____, before me, _____,
notary public, personally appeared, _____

_____,
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.

Notary Signature

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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

Por. APN: 221-280-002
Sanitary Sewer Facilities Esmt.

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

That portion of Lots 51 and 52 of Castleman's Addition to Riverside on file in Book 3 of Maps, at Page 19 thereof, Records of San Bernardino County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence ~~S.81°13'57"E., a distance of 427.43 feet;~~

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 86.35 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 306.08 feet;

Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 142.44 feet;

Thence N.29°37'41"E., a distance of 480.40 feet;

Thence N.60°53'06"E., a distance of 401.59 feet;

Thence S.59°54'17"E., a distance of 362.31 feet;

Thence S.50°44'02"E., a distance of 404.38 feet;

Thence S.48°29'37"E., a distance of 493.18 feet;

Thence N.75°16'52"E., a distance of 113.50 feet;

Thence S.78°28'22"E., a distance of 165.61 feet;

Thence N.73°44'43"E., a distance of 83.78 feet to the Easterly line of Sedgwick Avenue (formerly Sedgwick Street) as shown on said Castleman's Addition to Riverside, being the Point of Beginning of said centerline description;

Thence continuing N.73°44'43"E., a distance of 527.41 feet;

Thence S.80°33'31"E., a distance of 362.70 feet;

Thence N.86°39'25"E., a distance of 230.79 feet;


Thence N.78°47'40"E., a distance of 110.03 feet;

Thence N.87°26'32"E., a distance of 58.04 feet to the Westerly line of Kansas Avenue (vacated) as shown on said Castleman's Addition to Riverside, being the termination of said centerline description;

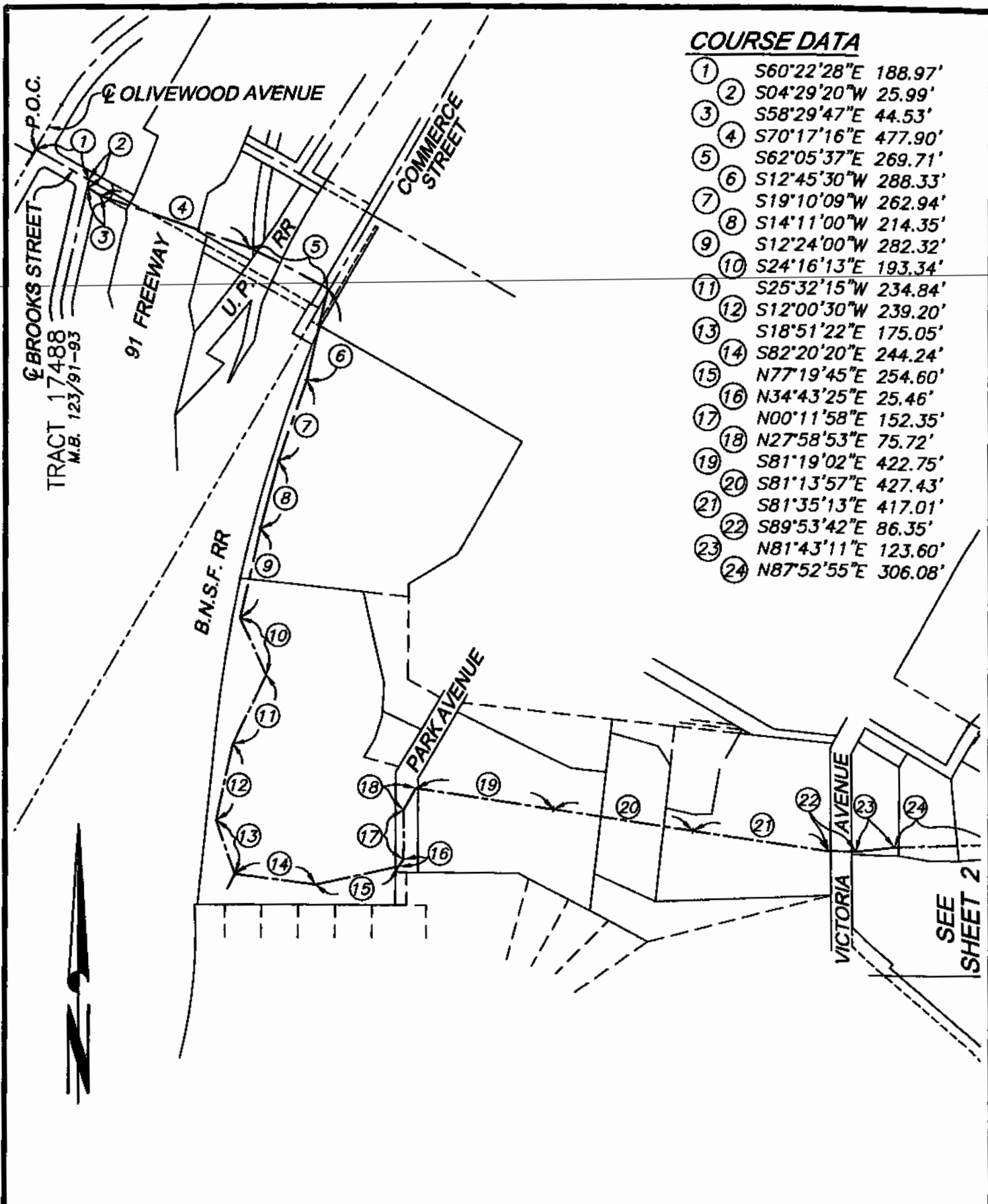
The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Easterly line of said Sedgwick Avenue (formerly Sedgwick Street) and prolonged or shortened to terminate Easterly in the Westerly line of said Kansas Avenue (vacated).

The above described parcel of land contains 25,779 square feet, more or less.

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

 9/3/2012 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/13





• CITY OF RIVERSIDE, CALIFORNIA •

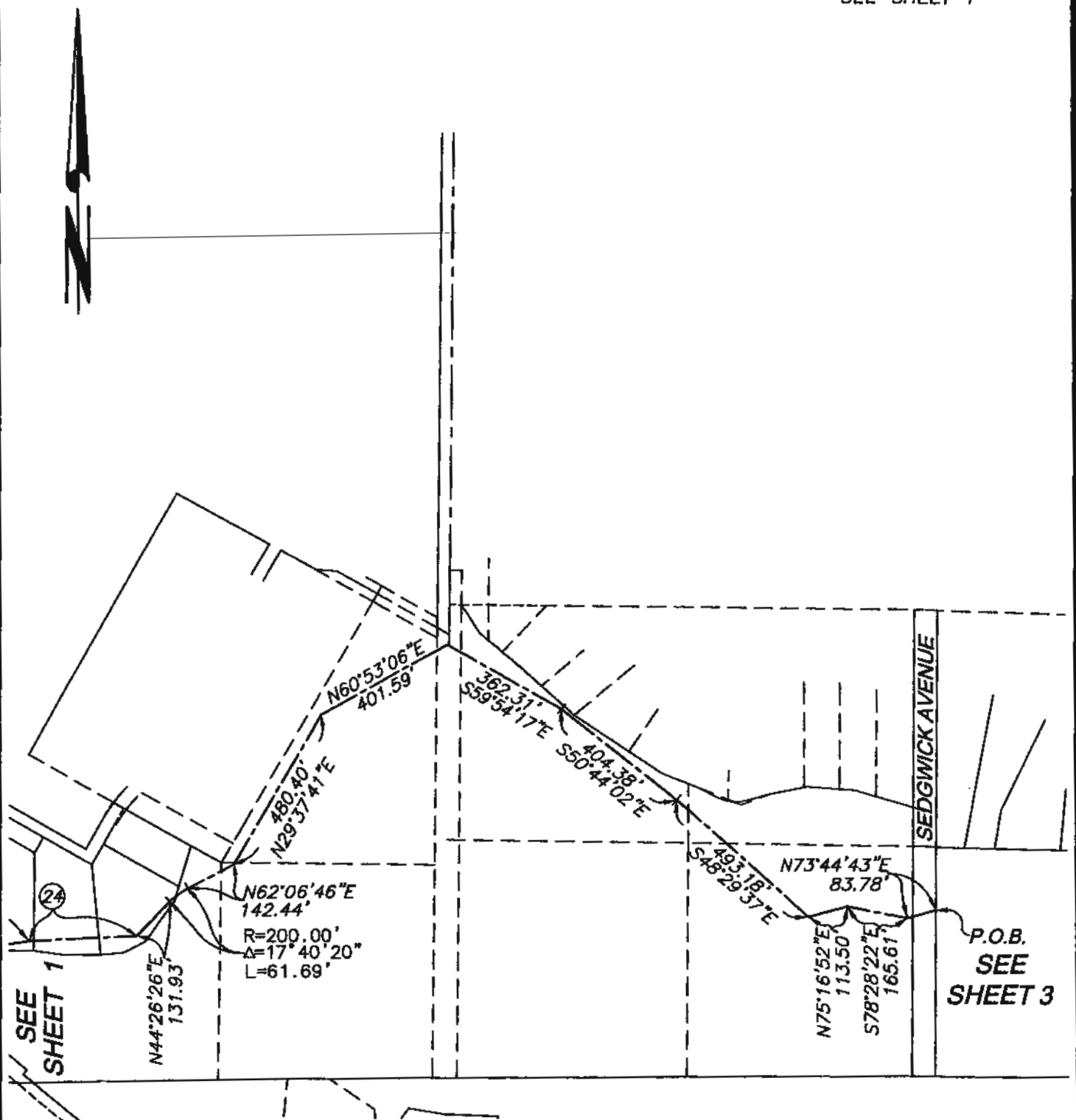
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3

SCALE: N.T.S. | DRAWN BY: EV | DATE: 6/21/12 | SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

COURSE DATA

SEE SHEET 1



• 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: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 2

SEDGWICK AVENUE

CASTLEMAN'S ADDITION
TO RIVERSIDE

M.B. 3/19 S.B.

51

PRINCE
ALBERT ESTATES

UNIT NO. 2
M.B. 26/7-8

4

5

N73°44'43"E

611.19'

527.41'

51

CASTLEMAN'S
ADDITION
TO RIVERSIDE

M.B. 3/19 S.B.

CONTINUES
ABOVE

N73°44'43"E

69.07'

611.19'

527.41'

P.O.B.

33'



CONTINUES BELOW

PRINCE ALBERT ESTATES
UNIT NO. 2
M.B. 28/96-97

29

30

52

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

S80°33'31"E
362.70'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

POR. APN 221-280-002
SANITARY SEWER
FACILITIES ESMT.
AREA - 25,779 SQ./FT.

52

CASTLEMAN'S
ADDITION
TO RIVERSIDE

M.B. 3/19 S.B.

N78°47'40"E
110.03'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

N87°26'32"E
58.04'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

10'

KANSAS
AVENUE
(VACATED)

427.55'

• 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: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 221-300-006
Address: 2521 Arroyo Drive

D-

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation**, as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 **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
Sanitary Sewer Facilities.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____ } ss

On _____, before me, _____,

notary public, personally appeared, _____

_____,
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.

Notary Signature

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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

Por. APN: 221-300-006
Sanitary Sewer Facilities Esmt.

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

That portion of Lot 53 of Castleman's Addition to Riverside on file in Book 3 of Maps, at Page 19 thereof, Records of San Bernardino County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence S.81°13'57"E., a distance of 427.43 feet;

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 86.35 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 306.08 feet;

Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 142.44 feet;

Thence N.29°37'41"E., a distance of 480.40 feet;

Thence N.60°53'06"E., a distance of 401.59 feet;

Thence S.59°54'17"E., a distance of 362.31 feet;

Thence S.50°44'02"E., a distance of 404.38 feet;

Thence S.48°29'37"E., a distance of 493.18 feet;

Thence N.75°16'52"E., a distance of 113.50 feet;

Thence S.78°28'22"E., a distance of 165.61 feet;

Thence N.73°44'43"E., a distance of 611.19 feet;

Thence S.80°33'31"E., a distance of 362.70 feet;

Thence N.86°39'25"E., a distance of 230.79 feet;

Thence N.78°47'40"E., a distance of 110.03 feet;

Thence N.87°26'32"E., a distance of 124.16 feet to the Easterly line of Kansas Avenue (vacated) as shown on said Castleman's Addition to Riverside, being the Point of Beginning of said centerline description;

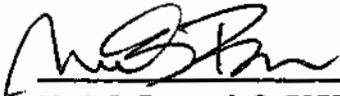
Thence continuing N.87°26'32"E., a distance of 303.39 feet;

Thence S.89°21'03"E., a distance of 326.87 feet to the Easterly line of said Lot 53, being the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Easterly line of said Kansas Avenue (vacated) and prolonged or ~~shortened to terminate Easterly in the Easterly line of said Lot 53.~~

The above described parcel of land contains 12,516 square feet, more or less.

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

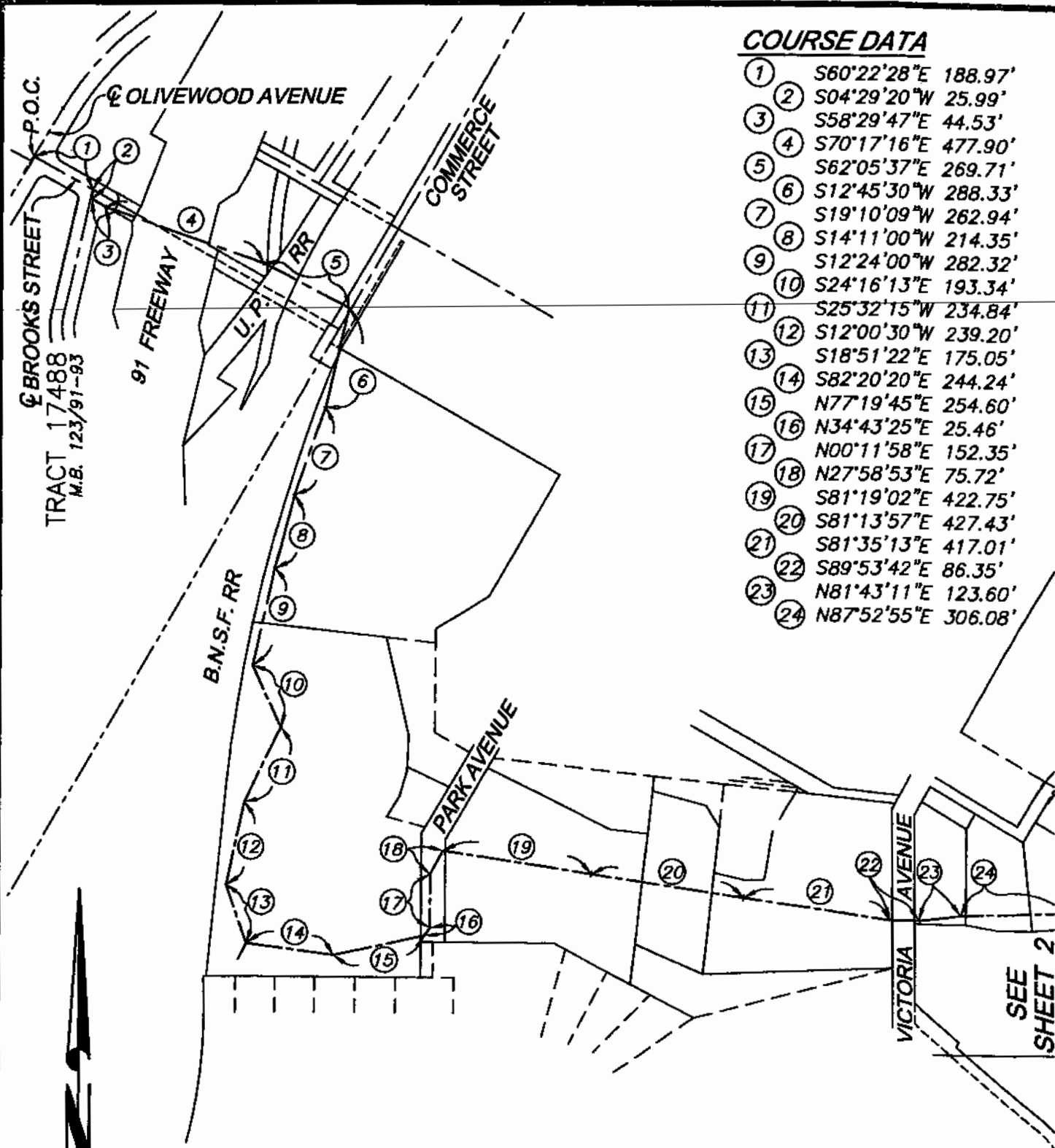

Mark S. Brown, L.S. 5655
License Expires 9/30/13

8/3/2012 Date
Prep. EV



COURSE DATA

①	S60°22'28"E	188.97'
②	S04°29'20"W	25.99'
③	S58°29'47"E	44.53'
④	S70°17'16"E	477.90'
⑤	S62°05'37"E	269.71'
⑥	S12°45'30"W	288.33'
⑦	S19°10'09"W	262.94'
⑧	S14°11'00"W	214.35'
⑨	S12°24'00"W	282.32'
⑩	S24°16'13"E	193.34'
⑪	S25°32'15"W	234.84'
⑫	S12°00'30"W	239.20'
⑬	S18°51'22"E	175.05'
⑭	S82°20'20"E	244.24'
⑮	N77°19'45"E	254.60'
⑯	N34°43'25"E	25.46'
⑰	N00°11'58"E	152.35'
⑱	N27°58'53"E	75.72'
⑲	S81°19'02"E	422.75'
⑳	S81°13'57"E	427.43'
㉑	S81°35'13"E	417.01'
㉒	S89°53'42"E	86.35'
㉓	N81°43'11"E	123.60'
㉔	N87°52'55"E	306.08'



• 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: N.T.S.

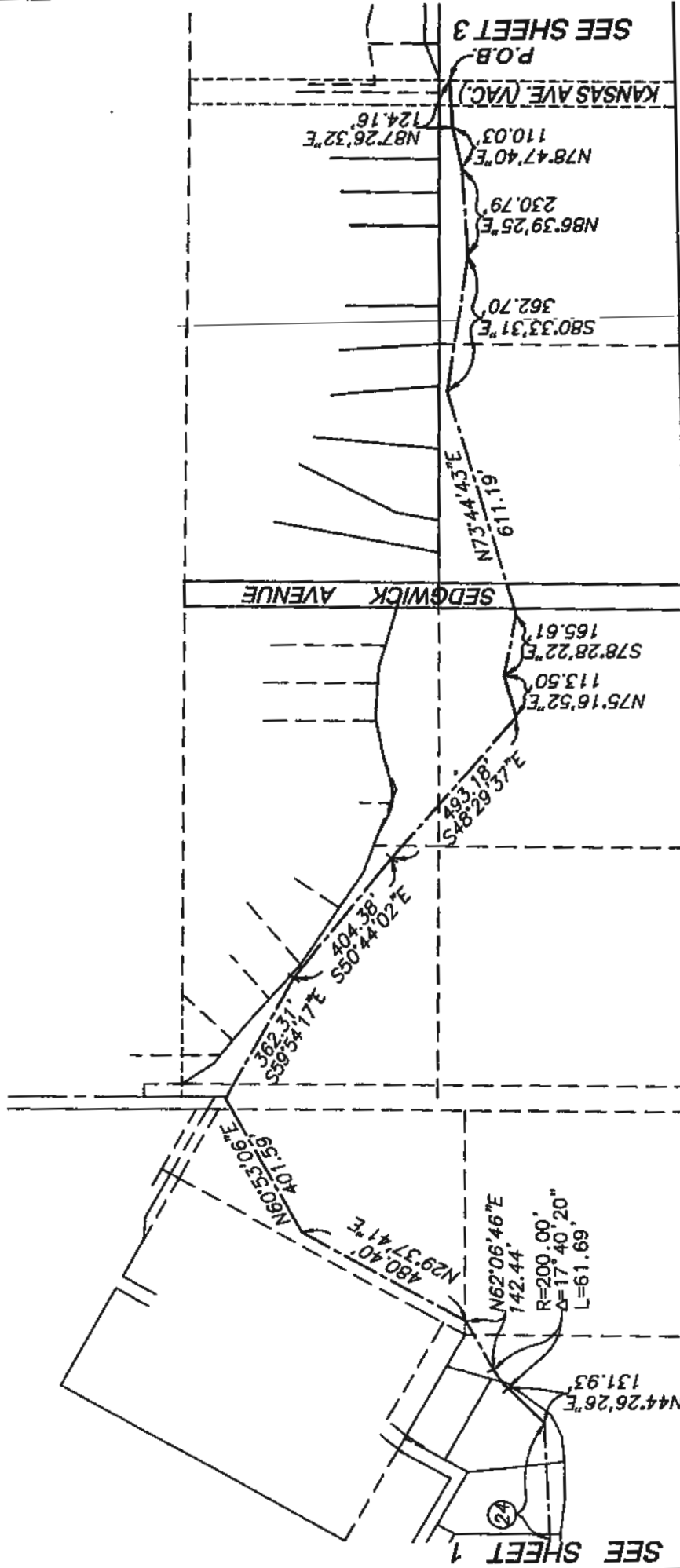
DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

COURSE DATA

SEE SHEET 1



• CITY OF RIVERSIDE, CALIFORNIA •

SHEET 2 OF 3

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.

SCALE: N.T.S. DRAWN BY: EV DATE: 8/21/12 SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 2

R. S. 51/86

KANSAS
AVENUE
(VACATED)

124.16'

P.O.B.

N87°26'32"E

427.55'

303.39'

CASTLEMAN'S ADDITION
TO RIVERSIDE
M.B. 3/19 S.B.

53

POR. APN 221-300-006
SANITARY SEWER
FACILITIES ESMT.
AREA - 12,516 SQ./FT.

CONTINUES BELOW

S89°21'03"E
502.39'
326.87'

10'

CONTINUES ABOVE

44

S89°21'03"E
502.39'
326.87'

10'

53

54



• 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: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 221-300-008
Address: 2521 Arroyo Drive

D-

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation**, as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 **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
Sanitary Sewer Facilities.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____ } ss

On _____, before me, _____,

notary public, personally appeared, _____

_____,
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.

Notary Signature

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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

Por. APN: 221-300-008
Sanitary Sewer Facilities Esmt.

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

That portion of Lots 42, 43, 54, 55, 56 and Ottawa Avenue (formerly Ottawa Street – vacated) of Castleman's Addition to Riverside on file in Book 3 of Maps, at Page 19 thereof, Records of San Bernardino County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;
Thence N.00°11'58"E., a distance of 152.35 feet;
Thence N.27°58'53"E., a distance of 75.72 feet;
Thence S.81°19'02"E., a distance of 422.75 feet;
Thence S.81°13'57"E., a distance of 427.43 feet;
Thence S.81°35'13"E., a distance of 417.01 feet;
Thence S.89°53'42"E., a distance of 86.35 feet;
Thence N.81°43'11"E., a distance of 123.60 feet;
Thence N.87°52'55"E., a distance of 306.08 feet;
Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 142.44 feet;
Thence N.29°37'41"E., a distance of 480.40 feet;
Thence N.60°53'06"E., a distance of 401.59 feet;
Thence S.59°54'17"E., a distance of 362.31 feet;
Thence S.50°44'02"E., a distance of 404.38 feet;
Thence S.48°29'37"E., a distance of 493.18 feet;
Thence N.75°16'52"E., a distance of 113.50 feet;
Thence S.78°28'22"E., a distance of 165.61 feet;
Thence N.73°44'43"E., a distance of 611.19 feet;
Thence S.80°33'31"E., a distance of 362.70 feet;
Thence N.86°39'25"E., a distance of 230.79 feet;
Thence N.78°47'40"E., a distance of 110.03 feet;
Thence N.87°26'32"E., a distance of 427.55 feet;

Thence S.89°21'03"E., a distance of 326.87 feet to the Westerly line of said Lot 54, being the Point of Beginning of said centerline description;

Thence continuing S.89°21'03"E., a distance of 175.52 feet;

Thence N.79°09'04"E., a distance of 379.87 feet;

Thence S.75°44'35"E., a distance of 393.15 feet;

Thence N.74°02'03"E., a distance of 110.27 feet;


Thence S.43°25'21"E., a distance of 281.78 feet;

Thence S.19°34'01"E., a distance of 416.58 feet to the Southerly line of said Lot 56, being the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Westerly line of said Lot 54 and prolonged or shortened to terminate Southerly in the Southerly line of said Lot 56.

The above described parcel of land contains 35,070 square feet, more or less.

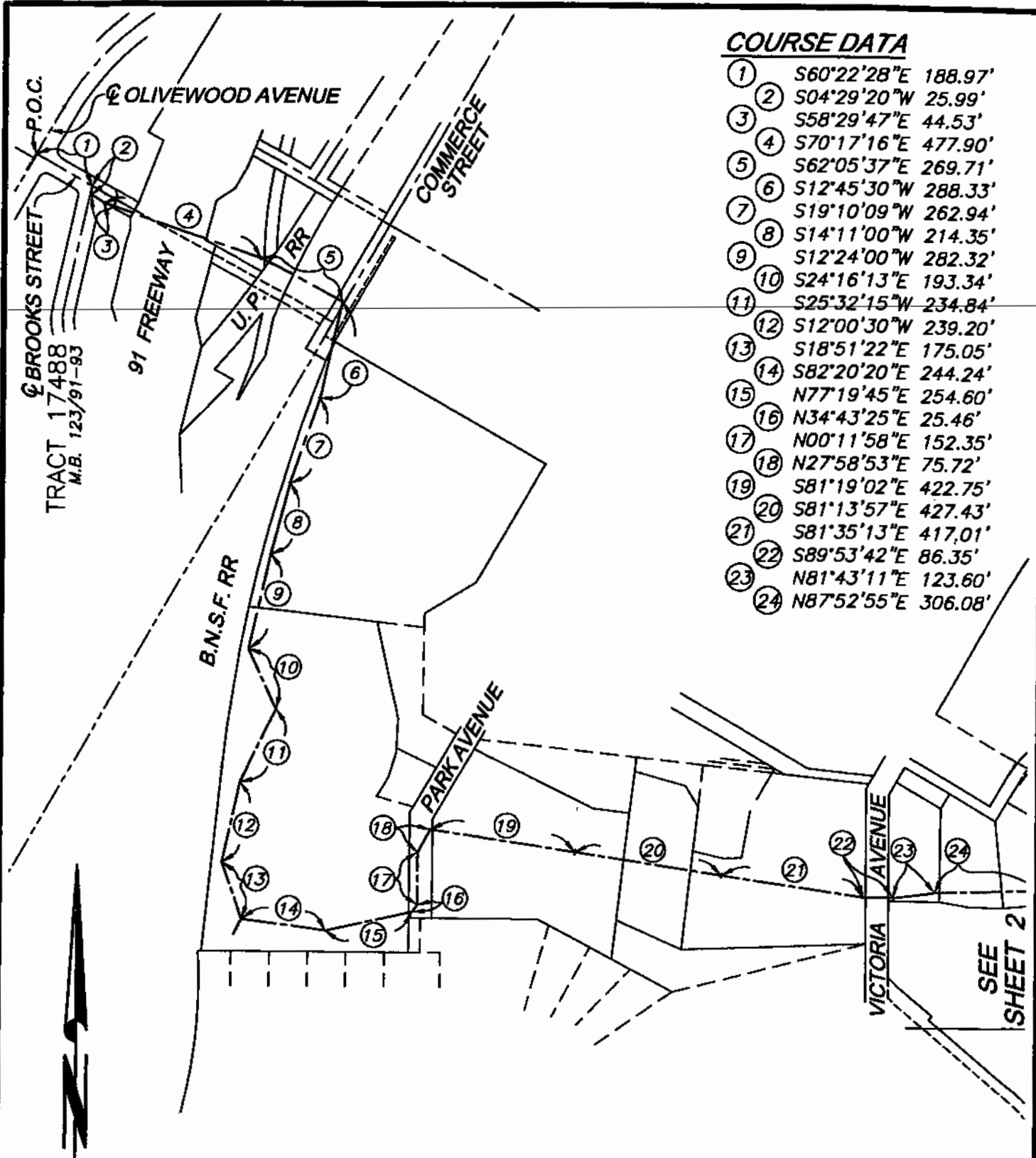
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/3/2012 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/13



COURSE DATA

①	S60°22'28"E	188.97'
②	S04°29'20"W	25.99'
③	S58°29'47"E	44.53'
④	S70°17'16"E	477.90'
⑤	S62°05'37"E	269.71'
⑥	S12°45'30"W	288.33'
⑦	S19°10'09"W	262.94'
⑧	S14°11'00"W	214.35'
⑨	S12°24'00"W	282.32'
⑩	S24°16'13"E	193.34'
⑪	S25°32'15"W	234.84'
⑫	S12°00'30"W	239.20'
⑬	S18°51'22"E	175.05'
⑭	S82°20'20"E	244.24'
⑮	N77°19'45"E	254.60'
⑯	N34°43'25"E	25.46'
⑰	N00°11'58"E	152.35'
⑱	N27°58'53"E	75.72'
⑲	S81°19'02"E	422.75'
⑳	S81°13'57"E	427.43'
㉑	S81°35'13"E	417.01'
㉒	S89°53'42"E	86.35'
㉓	N81°43'11"E	123.60'
㉔	N87°52'55"E	306.08'



• 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 4

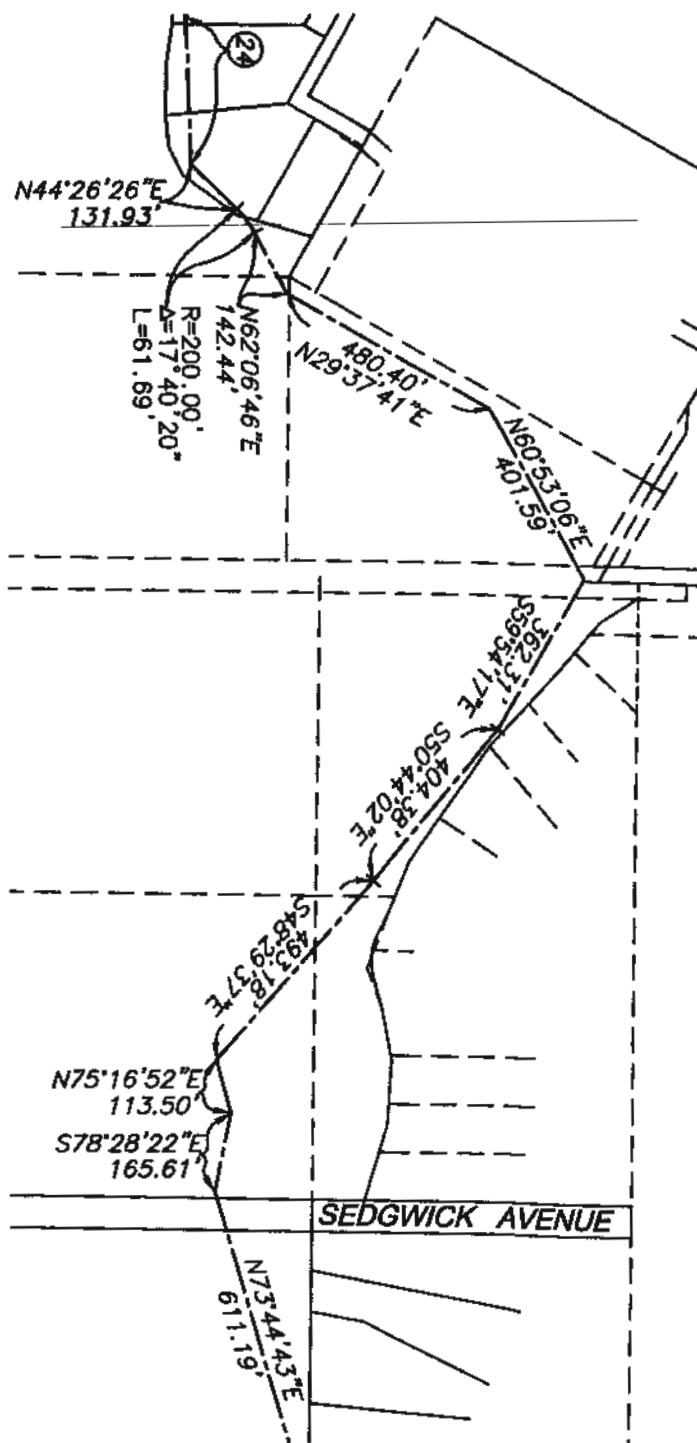
SCALE: N.T.S.

DRAWN BY: EV

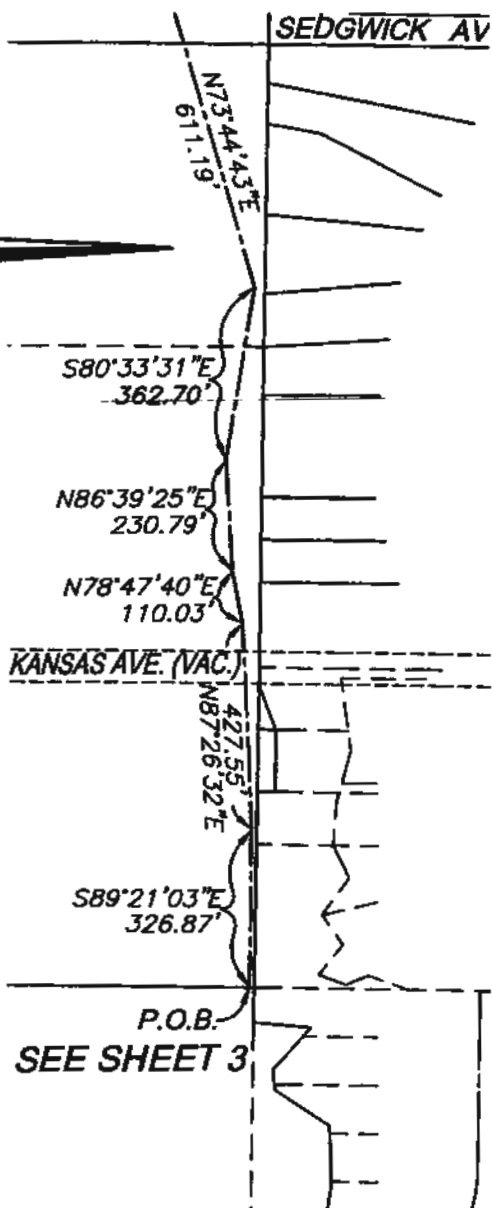
DATE: 8/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 1



CONTINUES BELOW



SEE SHEET 3

• 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 4

SCALE: N.T.S.

DRAWN BY: EV DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SHEET 2

SEE
326.87'

P.O.B.

S89°21'03"E
175.52'

VARIES

10'

502.39'

10'

N79°09'04"E
379.87'

43

VICTORIA
ESTATES
M.B. 24/58

54

CASTLEMAN'S ADDITION
TO RIVERSIDE

M.B. 3/19 S.B.

CONTINUES BELOW

CONTINUES ABOVE

10' 10'

OTTAWA
AVENUE

VACATED

FOR APN 221-300-008
SANITARY SEWER
FACILITIES ESMT.
AREA - 35,070 SQ./FT.

55

42

TRACT 21961
M.B. 194/47-49

S75°44'35"E
393.15'

N74°02'03"E
110.27'

10' 10'

S43°25'21"E
281.78'

• 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 4

SCALE: 1"=60'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 3

S43°25'21"E
281.78'

SUNSET
HEIGHTS

M.B. 23/9-10

55

POR. APN 221-300-008
SANITARY SEWER
FACILITIES ESMT.
AREA - 35,070 SQ./FT.

CASTLEMAN'S ADDITION
TO RIVERSIDE

M.B. 3/19 S.B.

S19°34'01"E
416.58'

56

10' 10'

• 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 4 OF 4

SCALE: 1"=60'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

EXHIBIT "B"

Temporary Construction Easement(s)

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 219-210-002
Address: 2521 Arroyo Drive

D-

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation**, as Grantor, hereby grants a temporary easement and right of way to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____

} ss

On _____, before me, _____,

personally appeared _____ 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.

Notary Signature

**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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

Por. APN: 219-210-002
Temporary Construction Easement

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

That portion of Lots 110, 111, 112 and that unnamed street now known as High Street (vacated) of Castleman's Addition to Riverside on file in Book 3 of Maps, at Page 19 thereof, Records of San Bernardino County, California, lying within a strip of land, 15.00 feet in width, the Southerly line of said strip of land lying distant 25.00 feet Southerly, as measured at right angles from the survey control-line being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence S.81°13'57"E., a distance of 427.43 feet;

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 72.74 feet to a point on the Easterly line of Victoria Avenue (formerly Myrtle Avenue) as shown on said Division "C" of Hall's Addition to Riverside, said point hereinafter referred to as Point "A" and being the Point of Beginning of said survey control-line description;

Thence continuing S.89°53'42"E., a distance of 13.61 feet;

Thence N.81°43'11"E., a distance of 123.60 feet to the termination of said survey control-line description;

The sidelines of said strip of land 15.00 feet in width shall be prolonged or shortened to terminate Westerly in the Easterly line of said Victoria Avenue (formerly Myrtle Avenue) and prolonged or shortened to terminate Northerly in the Southerly line of Lot 8 of Fairview Terrace on file in Book 9 of Maps, at Page 54 thereof, Records of Riverside County, California;

TOGETHER WITH that portion of said Lot 112, described as follows:

Commencing at the hereinbefore mentioned Point "A";

Thence S.00°03'39"W. along the Easterly line of said Victoria Avenue (formerly Myrtle Avenue), a distance of 94.02 feet to the Point of Beginning of the parcel of land to be described;

Thence S.87°37'56"E., a distance of 44.92 feet;

Thence S.78°05'14"E., a distance of 66.96 feet;

Thence N.88°22'16"E., a distance of 48.23 feet;

Thence N.79°37'40"E., a distance of 290.53 feet;

Thence N.68°37'42"E., a distance of 39.31 feet;

Thence N.64°33'27"E., a distance of 0.36 feet;

Thence N.26°39'13"E., a distance of 65.44 feet;

Thence S.63°20'47"E., a distance of 60.00 feet;

Thence S.26°39'13"W., a distance of 70.00 feet;

Thence N.63°20'47"W., a distance of 37.16 feet;

Thence S.68°37'42"W., a distance of 53.50 feet;

Thence S.79°37'40"W., a distance of 293.99 feet;

Thence S.88°22'16"W., a distance of 49.88 feet;

Thence S.56°20'03"W., a distance of 43.59 feet;

Thence S.27°06'54"E., a distance of 210.49 feet;

Thence S.45°11'09"E., a distance of 49.45 feet;

Thence S.89°46'02"W., a distance of 28.26 feet;

Thence N.45°11'09"W., a distance of 32.66 feet;

Thence N.27°06'54"W., a distance of 231.46 feet;

Thence N.72°45'13"W., a distance of 50.99 feet to the Easterly line of said Victoria Avenue (formerly Myrtle Avenue);

Thence N.00°03'39"E. along said Easterly line, a distance of 38.00 feet to the Point of Beginning;

TOGETHER WITH that portion of said Lots 110, 111 and 112 described as follows:

Commencing at the hereinbefore mentioned Point "A";

Thence continuing S.89°53'42"E., a distance of 13.61 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 306.08 feet to a point hereinafter referred to as Point "B";

Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 117.63 feet to a point hereinafter referred to as Point "C";

Thence continuing N.62°06'46"E., a distance of 24.81 feet;

Thence N.29°37'41"E., a distance of 480.40 feet;

Thence N.60°53'06"E., a distance of 40.22 feet to a point hereinafter referred to as Point "D", said point being the Point of Beginning of the parcel of land to be described;

~~Thence S.12°17'56"W., a distance of 34.67 feet;~~

Thence S.60°53'06"W., a distance of 21.58 feet;

Thence S.29°37'41"W., a distance of 497.00 feet;

Thence S.62°06'46"W., a distance of 124.71 feet;

Thence S.63°59'26"W., a distance of 68.10 feet;

Thence S.40°40'36"W., a distance of 97.82 feet;

Thence S.74°51'02"W., a distance of 0.96 feet to the Southeasterly line of Lot 6 of said of Fairview Terrace;

Thence N.36°01'39"E. along said Southeasterly line, a distance of 124.12 feet;

Thence N.16°13'39"E. along the Easterly line of said Lot 6 and the Easterly line of Lot 5 of said Fairview Terrace, a distance of 45.02 feet;

Thence N.60°47'27"E., a distance of 130.43 feet;

Thence S.60°11'21"E., a distance of 1.51 feet;

Thence N.29°40'52"E., a distance of 566.53 feet;

Thence S.28°57'11"E., a distance of 65.18 feet;

Thence S.60°53'06"W., a distance of 5.44 feet to the Point of Beginning;

TOGETHER WITH that portion of said Lot 110 and that unnamed street now known as High Street (vacated) described as follows:

Commencing at the hereinbefore mentioned Point "D";

Thence continuing N.60°53'06"E., a distance of 361.37 feet;

Thence S.59°54'17"E., a distance of 5.60 feet to the centerline of said High Street (vacated), being the Point of Beginning of the parcel of land to be described;

Thence S.00°52'47"W. along said centerline, a distance of 91.66 feet;

Thence N.59°54'17"W., a distance of 57.60 feet;

Thence N.03°04'36"E., a distance of 10.80 feet;

Thence N.15°43'53"E., a distance of 45.04 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 40.00 feet, through an angle of 74°38'40", an arc length of 52.11 feet to the centerline of said High Street (vacated);

Thence S.00°52'47"W. along said centerline, a distance of 20.53 feet to the Point of Beginning;

EXCEPTING FROM the above described parcels and strips of land that portion of said Lots 110, 111, 112 and that unnamed street now known as High Street (vacated) of Castleman's Addition to Riverside, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "A";

Thence continuing S.89°53'42"E., a distance of 13.61 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 306.08 feet;

Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 142.44 feet;

Thence N.29°37'41"E., a distance of 480.40 feet;

Thence N.60°53'06"E., a distance of 401.59 feet;

Thence S.59°54'17"E., a distance of 5.60 feet to the centerline of said High Street (vacated), being the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Easterly line of said Victoria Avenue (formerly Myrtle Avenue) and prolonged or shortened to terminate Easterly in the centerline of said High Street (vacated);

ALSO EXCEPTING FROM the above described parcels and strips of land that portion of said Lot 112 lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "B";

Thence S.63°20'47"E., a distance of 110.09 feet to the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Northwesterly in the Southeasterly line of Lot 6 of said Fairview Terrace;

ALSO EXCEPTING FROM the above described parcels and strips of land that portion of said Lots 110 and 111 lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "C";

Thence N.32°05'38"E., a distance of 95.15 feet to the termination of said centerline description;

ALSO EXCEPTING FROM the above described strips of land those portions lying within that certain Sewer Easement Granted to the City of Riverside by document recorded August 31, 1948, in Book 1007, Page 527, et seq., Records of Riverside County, California;


ALSO EXCEPTING FROM the above described strips of land those portions lying within that certain Sewer Easement Granted to the City of Riverside by document recorded August 31, 1948, in Book 1008, Page 64, et seq., Records of Riverside County, California;

ALSO EXCEPTING FROM the above described strips of land those portions lying within that certain Sewer Easement Granted to the City of Riverside by document recorded August 6, 1965, as Instrument No. 91400, Official Records of Riverside County, California.

The above described parcel of land contains 46,138 square feet, more or less.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

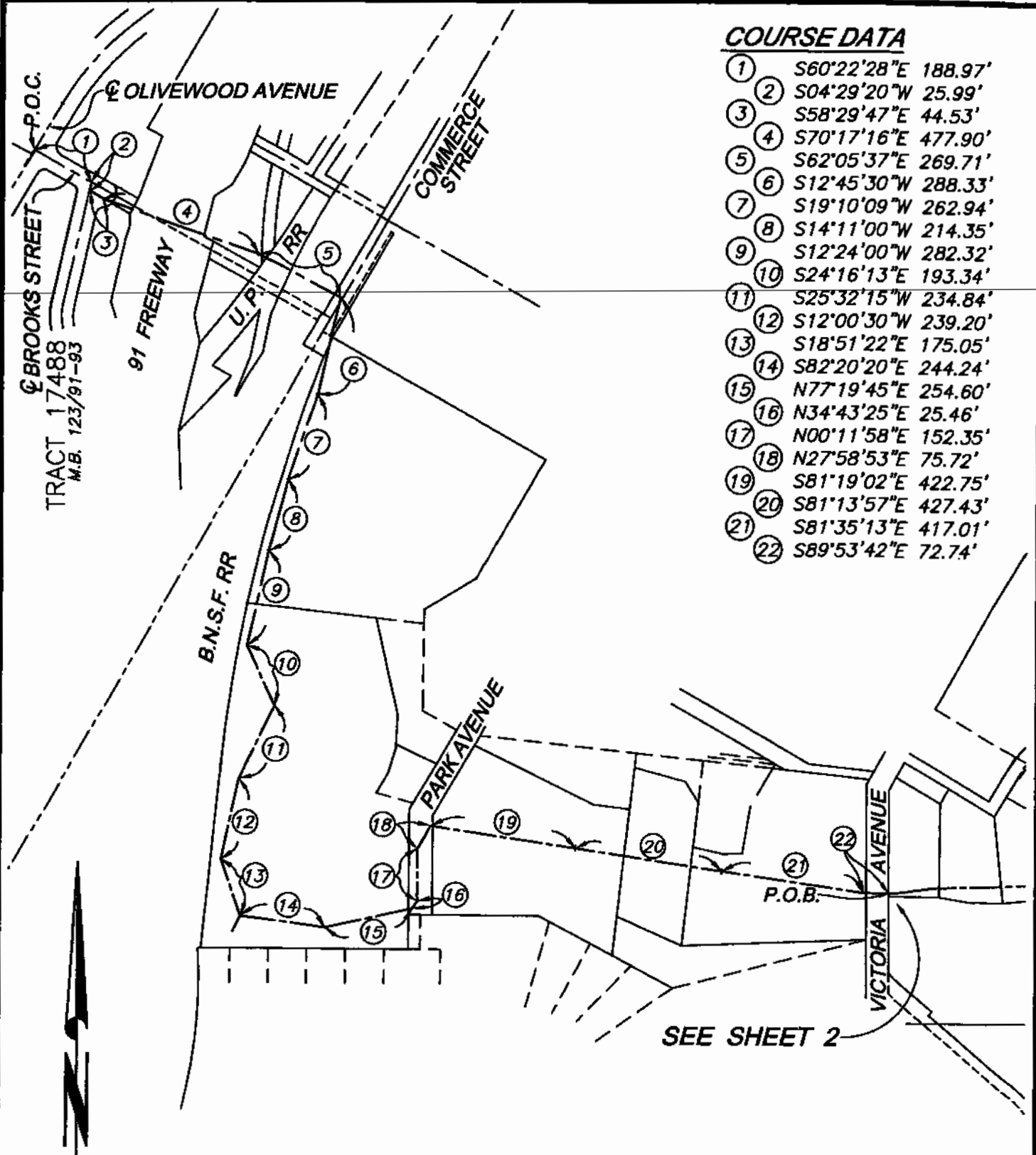
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/3/2012 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/13



COURSE DATA

①	S60°22'28"E	188.97'
②	S04°29'20"W	25.99'
③	S58°29'47"E	44.53'
④	S70°17'16"E	477.90'
⑤	S62°05'37"E	269.71'
⑥	S12°45'30"W	288.33'
⑦	S19°10'09"W	262.94'
⑧	S14°11'00"W	214.35'
⑨	S12°24'00"W	282.32'
⑩	S24°16'13"E	193.34'
⑪	S25°32'15"W	234.84'
⑫	S12°00'30"W	239.20'
⑬	S18°51'22"E	175.05'
⑭	S82°20'20"E	244.24'
⑮	N77°19'45"E	254.60'
⑯	N34°43'25"E	25.46'
⑰	N00°11'58"E	152.35'
⑱	N27°58'53"E	75.72'
⑲	S81°19'02"E	422.75'
⑳	S81°13'57"E	427.43'
㉑	S81°35'13"E	417.01'
㉒	S89°53'42"E	72.74'



• 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 6

SCALE: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 2

SEE SHEET 2

DIVISION "C"
HALL'S ADDITION
TO RIVERSIDE
M.B. 9/3 S.B.

POR. APN 219-210-002
TEMPORARY
CONSTRUCTION ESMT.
AREA - 46,138 SQ./FT.

storm drain access esmt. to the
City of Riverside, rec. 7/12/63,
as Inst. No. 73275, O.R.

10' waterline esmt. to
the City of Riverside,
rec. 12/12/75 as Inst.
No. 155068, O.R.

112

VICTORIA
AVENUE

• 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 6

SCALE: 1"=40'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 5

R.S. 37/68

10' sewer esmt. (Par. "E")
to the City of Riverside,
rec. 8/31/48 in Book
1008, page 64, et seq.,
Rec. Riv. Co.

FAIRVIEW
TERRACE
M.B. 9/54

POINT "C"

POR. APN 219-210-002
TEMPORARY
CONSTRUCTION ESMT.
AREA - 46,138 SQ./FT.

DIVISION "C"
HALL'S ADDITION
TO RIVERSIDE
M.B. 9/3 S.B.

SEE SHEET 2

5

112

111

10' sewer esmt. to the City
of Riverside, rec. 8/31/48
in Book 1007, Page 527,
et seq., Rec. Riv. Co.

• 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 4 OF 6

SCALE: 1"=40'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

CLARK'S SUBDIVISION

M.B. 7/44

29

10' sewer esmt. (Par, "E")
to the City of Riverside,
rec. 8/31/48 in Book
1008, Page 64, et seq.,
Rec. Riv. Co.

POR. APN 219-210-002
TEMPORARY
CONSTRUCTION ESMT.
AREA - 46,138 SQ./FT.

DIVISION "C"
HALL'S ADDITION
TO RIVERSIDE

M.B. 9/3 S.B.

110

SEE SHEET 4

SEE SHEET 6

• 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 5 OF 6

SCALE: 1"=40'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

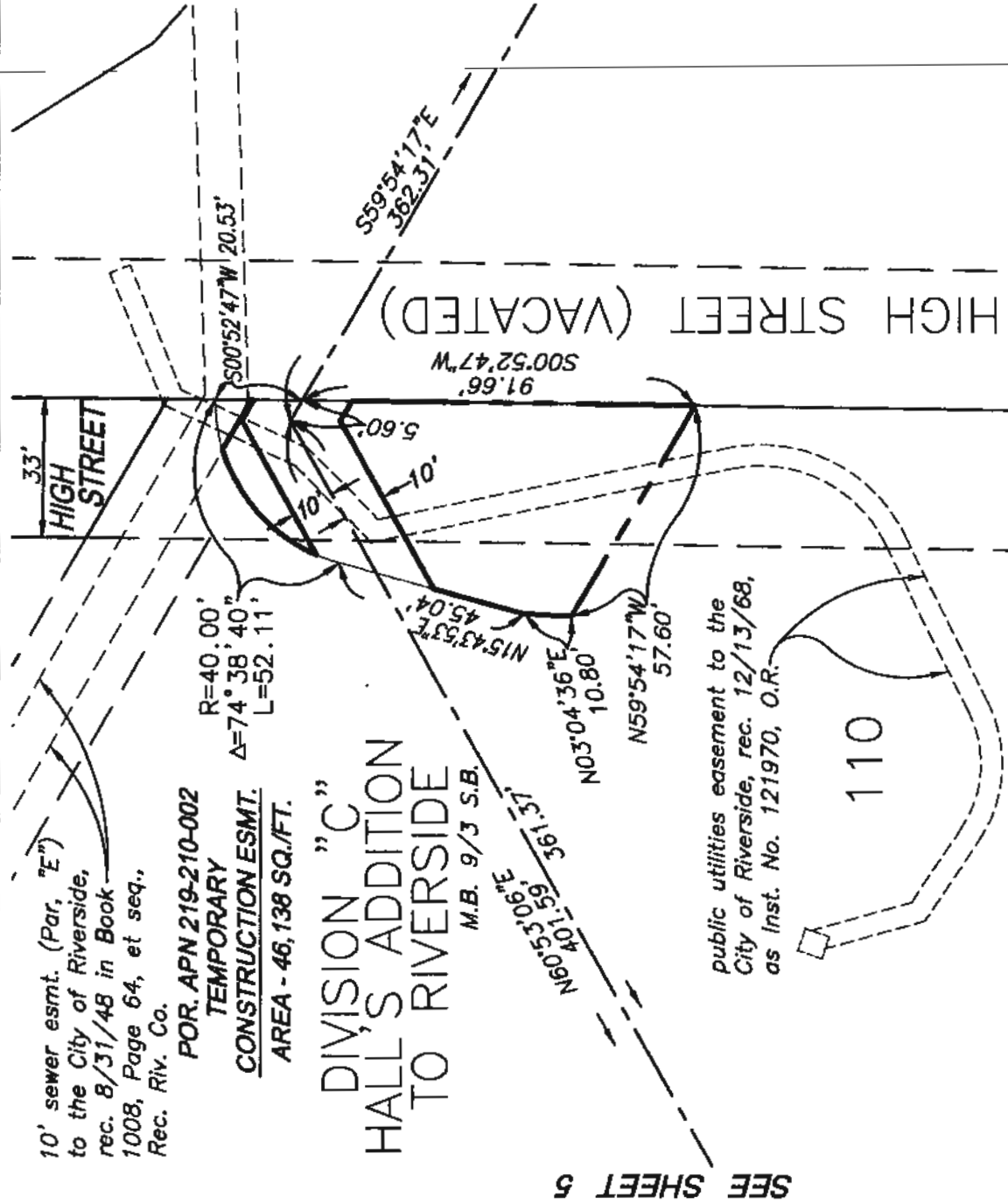
10' sewer esmt. (Par, "E")
to the City of Riverside,
rec. 8/31/48 in Book
1008, Page 64, et seq.,
Rec. Riv. Co.

POR. APN 219-210-002
TEMPORARY
CONSTRUCTION ESMT.
AREA - 46,138 SQ./FT.

DIVISION "C"
HALL'S ADDITION
TO RIVERSIDE

M.B. 9/3 S.B.

SEE SHEET 5



• 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 6 OF 6

SCALE: 1"=40'

DRAWN BY: EV DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 223-110-026
Address: 2521 Arroyo Drive

D-

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation, who acquired title as VICTORIA CLUB**, as Grantor, hereby grants a temporary easement and right of way to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____

}

ss

On _____, before me, _____,

personally appeared _____ 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.

Notary Signature

**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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

Por. APN: 223-110-026
Temporary Construction Easement

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

That portion of Lot 4 of Victoria Ranch on file in Book 4 of Maps, at Page 59 thereof, Records of Riverside County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence S.81°13'57"E., a distance of 427.43 feet;

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 72.74 feet to the Easterly line of Victoria Avenue (formerly Myrtle Avenue) as shown on Division "C" of Hall's Addition to Riverside on file in Book 9 of Maps, at Page 3 thereof, Records of San Bernardino County, California;

Thence S.00°03'39"W. along said Easterly line, a distance of 94.02 feet;

Thence S.87°37'56"E., a distance of 33.43 feet;

Thence S.27°06'54"E., a distance of 282.88 feet;

Thence S.45°11'09"E., a distance of 41.05 feet to the Southerly line of Lot 112 of said Division "C" of Hall's Addition to Riverside, being the Point of Beginning of said centerline description;

Thence continuing S.45°11'09"E., a distance of 152.82 feet;

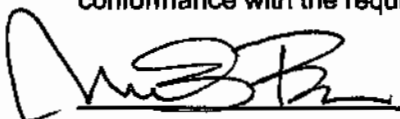
Thence S.44°48'51"W., a distance of 13.97 feet to the Northeasterly line of that certain parcel of land described to the City of Riverside, recorded June 29, 1994, as Instrument No. 264142, Official Records of Riverside County, California, being the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Southwesterly in the Northeasterly line of said parcel described to the City of Riverside and prolonged or shortened to terminate Northerly in the Southerly line of said Lot 112.

The above described parcel of land contains 3,336 square feet, more or less.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

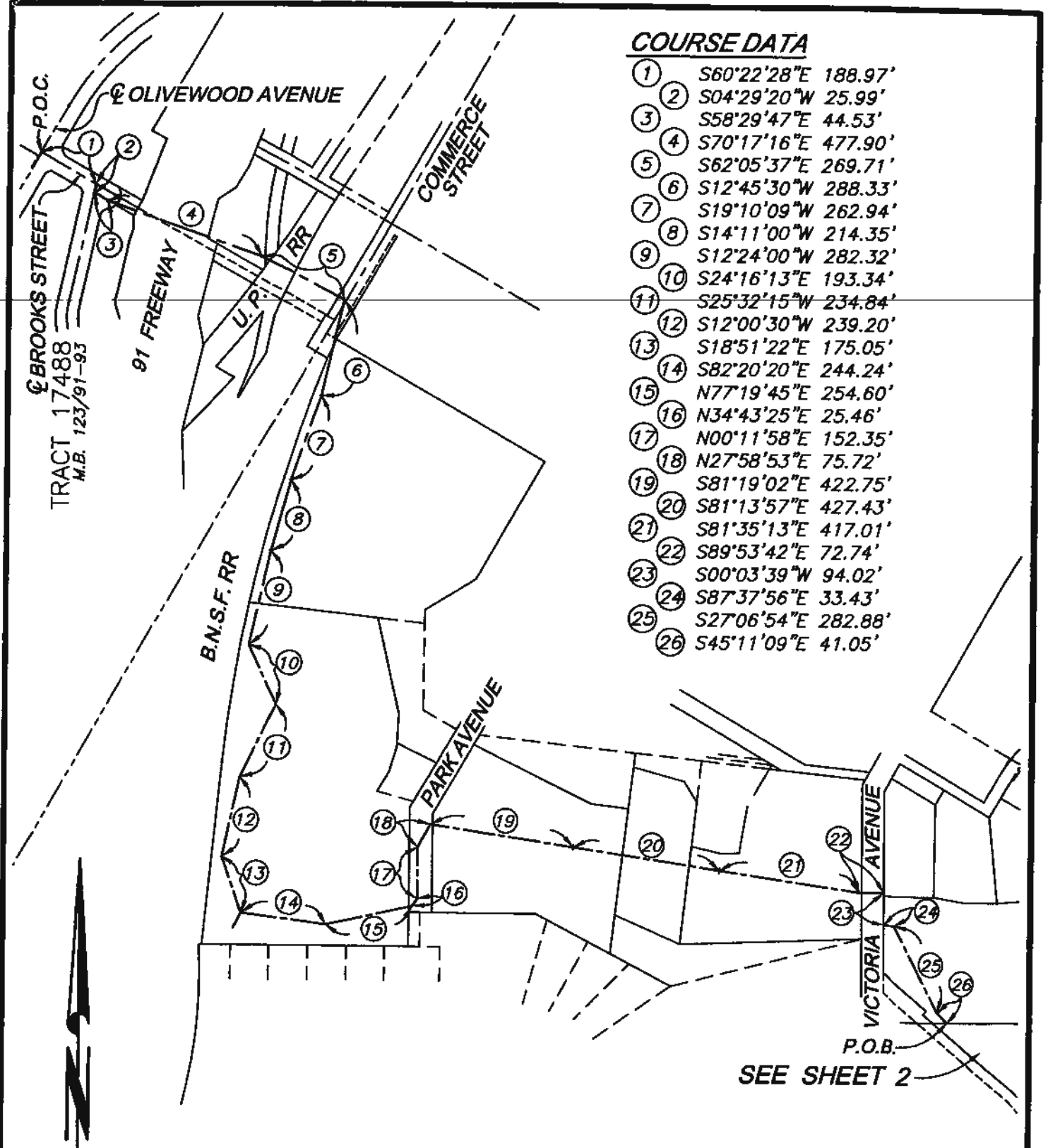
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 3/5/2012 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/13



COURSE DATA

①	S60°22'28"E	188.97'
②	S04°29'20"W	25.99'
③	S58°29'47"E	44.53'
④	S70°17'16"E	477.90'
⑤	S62°05'37"E	269.71'
⑥	S12°45'30"W	288.33'
⑦	S19°10'09"W	262.94'
⑧	S14°11'00"W	214.35'
⑨	S12°24'00"W	282.32'
⑩	S24°16'13"E	193.34'
⑪	S25°32'15"W	234.84'
⑫	S12°00'30"W	239.20'
⑬	S18°51'22"E	175.05'
⑭	S82°20'20"E	244.24'
⑮	N77°19'45"E	254.60'
⑯	N34°43'25"E	25.46'
⑰	N00°11'58"E	152.35'
⑱	N27°58'53"E	75.72'
⑲	S81°19'02"E	422.75'
⑳	S81°13'57"E	427.43'
㉑	S81°35'13"E	417.01'
㉒	S89°53'42"E	72.74'
㉓	S00°03'39"W	94.02'
㉔	S87°37'56"E	33.43'
㉕	S27°06'54"E	282.88'
㉖	S45°11'09"E	41.05'



• 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 2

SCALE: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 1

DIVISION "C"
HALL'S ADDITION
TO RIVERSIDE

M.B. 9/3 S.B.

112

P.O.B.

storm drain access esmt. to the
City of Riverside, rec. 7/12/63,
as Inst. No. 73275, O.R.

VICTORIA RANCH

4

M.B. 4/59

POR. APN 223-110-026
TEMPORARY
CONSTRUCTION ESMT.
AREA - 3,336 SQ./FT.

Parcel desc. to the City of Riverside,
rec. 6/29/94, as Inst. No. 264142, O.R.

Q VICTORIA

AVENUE

S44°48'51"W
13.97'

• 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 2

SCALE: 1"=40'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 221-280-001
Address: 2521 Arroyo Drive

D-

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation**, as Grantor, hereby grants a temporary easement and right of way to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____

} ss

On _____, before me, _____,

personally appeared _____ 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.

Notary Signature

**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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

Por. APN: 221-280-001

Temporary Construction Easement

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

That portion of Lot 48 and that unnamed street now known as High Street (vacated) of Castleman's Addition to Riverside on file in Book 3 of Maps, at Page 19 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence S.81°13'57"E., a distance of 427.43 feet;

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 86.35 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 306.08 feet;

Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 142.44 feet;

Thence N.29°37'41"E., a distance of 480.40 feet;

Thence N.60°53'06"E., a distance of 401.59 feet;

Thence S.59°54'17"E., a distance of 5.60 feet to the centerline of said High Street (vacated), being a point hereinafter referred to as Point "A";

Thence N.00°52'47"E. along the centerline of said High Street (vacated), a distance of 11.46 feet to a line parallel with and distant 10.00 feet Northerly, measured at right angles, from that certain course described above as having a bearing and distance of S.59°54'17"E., 5.60 feet, being the Point of Beginning of the parcel of land to be described;

Thence S.59°54'17"E. along said parallel line, a distance of 112.39 feet;

Thence N.18°36'17"E., a distance of 26.71 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 60.96 feet, through an angle of 44°27'34", an arc length of 47.30 feet (the initial radial line bears N.71°40'23"E.), this course is hereinafter referred to as "Course A";

Thence S.88°03'26"W., a distance of 75.79 feet to the centerline of said High Street (vacated);

Thence S.00°52'47"W. along said centerline, a distance of 1.43 feet to the Point of Beginning;

TOGETHER WITH that portion of Lot 48 and that unnamed street now known as High Street (vacated) of said Castleman's Addition to Riverside, described as follows:

Commencing at the herein before mentioned Point "A";

Thence S.00°52'47"W. along the centerline of said High Street (vacated), a distance of 11.46 feet to a line parallel with and distant 10.00 feet Southerly, measured at right angles, ~~from that certain course described above as having a bearing and distance of S.59°54'17"E.,~~ 5.60 feet, and being the Point of Beginning of the parcel of land to be described;

Thence S.59°54'17"E. along said parallel line, a distance of 105.27 feet;

Thence S.18°36'17"W., a distance of 40.11 feet;

Thence S.05°40'11"W., a distance of 33.71 feet;

Thence N.59°54'17"W., a distance of 88.06 feet to the centerline of said High Street (vacated);

Thence N.00°52'47"E. along said centerline, a distance of 80.20 feet to the Point of Beginning;

ALSO TOGETHER WITH that portion of said Lot 48, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the hereinbefore mentioned Point "A";

Thence continuing S.59°54'17"E., a distance of 315.81 feet to a point hereinafter referred to as Point "B", being the Point of Beginning of said centerline description;

Thence N.39°51'53"W., a distance of 41.23 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 100.00 feet, through an angle of 15°58'52", an arc length of 27.89 feet;

Thence N.55°50'45"W., a distance of 60.88 feet;

Thence N.50°20'37"W., a distance of 28.77 feet;

Thence Northwesterly on a curve concave Northeasterly, having a radius of 100.00 feet, through an angle of 13°27'34", an arc length of 23.49 feet;

Thence N.36°53'03"W., a distance of 22.14 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 97.37 feet, through an angle of 27°04'30", an arc length of 46.01 feet (the initial radial line bears N.51°22'12"E.), being the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in said "Course A";

ALSO TOGETHER WITH that portion of Lots 47 and 48 of said Castleman's Addition to Riverside, described as follows:

Beginning at the hereinbefore mentioned Point "B";

Thence N.21°50'22"E., a distance of 11.36 feet;

Thence N.42°18'33"E., a distance of 9.12 feet;

Thence S.47°15'03"E., a distance of 81.42 feet;

Thence S.55°26'03"E., a distance of 290.20 feet;

Thence S.42°05'34"E., a distance of 122.88 feet;

Thence S.39°15'58"W., a distance of 59.10 feet;

Thence S.81°38'25"W., a distance of 44.89 feet to a point hereinafter referred to as Point "C";

Thence continuing S.81°38'25"W., a distance of 156.57 feet, the preceding two courses are hereinafter referred to as "Course B";

Thence N.43°33'20"W., a distance of 78.91 feet;

Thence N.44°40'00"E., a distance of 82.17 feet;

Thence N.52°59'13"W., a distance of 116.86 feet;

Thence N.18°43'20"W., a distance of 86.39 feet;

Thence N.21°35'31"W., a distance of 94.90 feet;

Thence N.09°41'49"W., a distance of 13.01 feet to the point of beginning;

ALSO TOGETHER WITH that portion of Lots 48, 49 and 50 of said Castleman's Addition to Riverside, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "C";

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 100.00 feet, through an angle of 10°09'35", an arc length of 17.73 feet (the initial radial line bears S.69°48'50"W.);

Thence S.30°20'45"E., a distance of 193.62 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 125.00 feet, through an angle of 53°20'35", an arc length of 116.38 feet;

Thence S.83°41'20"E., a distance of 90.50 feet;

Thence S.86°47'59"E., a distance of 67.00 feet to the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Northwesterly in said "Course B";

ALSO TOGETHER WITH that portion of said Lot 50, described as follows:

Beginning at the hereinbefore mentioned Point "B";

Thence continuing S.59°54'17"E., a distance of 40.90 feet;

Thence S.50°44'02"E., a distance of 404.38 feet;

Thence S.48°29'37"E., a distance of 448.18 feet to the Point of Beginning of the parcel of land to be described;

Thence N.41°30'23"E., a distance of 30.00 feet;

Thence S.48°29'37"E., a distance of 28.97 feet;

Thence N.75°16'52"E., a distance of 104.47 feet;

Thence S.78°28'22"E., a distance of 165.18 feet;

Thence N.73°44'43"E., a distance of 16.55 feet to the Westerly line of Sedgwick Avenue (formerly Sedgwick Street) as shown on said Castleman's Addition to Riverside;

Thence S.00°53'57"W. along said Westerly line, a distance of 79.54 feet;

Thence S.73°44'43"W., a distance of 26.91 feet;

Thence N.78°28'22"W., a distance of 80.00 feet;

Thence N.39°39'59"W., a distance of 52.66 feet;

Thence N.78°28'22"W., a distance of 38.00 feet;

Thence S.75°16'52"W., a distance of 108.84 feet;

Thence S.14°43'08"E., a distance of 18.00 feet;

Thence S.75°16'52"W., a distance of 28.72 feet;

Thence N.48°29'37"W., a distance of 60.62 feet;

Thence N.41°30'23"E., a distance of 45.00 feet to the point of beginning;

EXCEPTING FROM the above described strips of land that portion lying within that certain Sewer Easement Granted to the City of Riverside by document recorded August 31, 1948, in Book 1008, Page 64, et seq., Records of Riverside County, California;

ALSO EXCEPTING FROM the above described parcels and strips of land that portion of said Lots 47, 48, 49, 50 and High Street (vacated), lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "A";

Thence continuing S.59°54'17"E., a distance of 356.71 feet;

Thence S.50°44'02"E., a distance of 404.38 feet;

Thence S.48°29'37"E., a distance of 493.18 feet;

Thence N.75°16'52"E., a distance of 113.50 feet;

Thence S.78°28'22"E., a distance of 165.61 feet;


Thence N.73°44'43"E., a distance of 14.71 feet to the Westerly line of said Sedgwick Avenue (formerly Sedgwick Street), being the termination of said centerline description;

The sidelines of the above described exception, being a strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the centerline of said High Street (vacated) and Easterly in the Westerly line of said Sedgwick Avenue (formerly Sedgwick Street).

The above described parcel of land contains 90,812 square feet, more or less.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

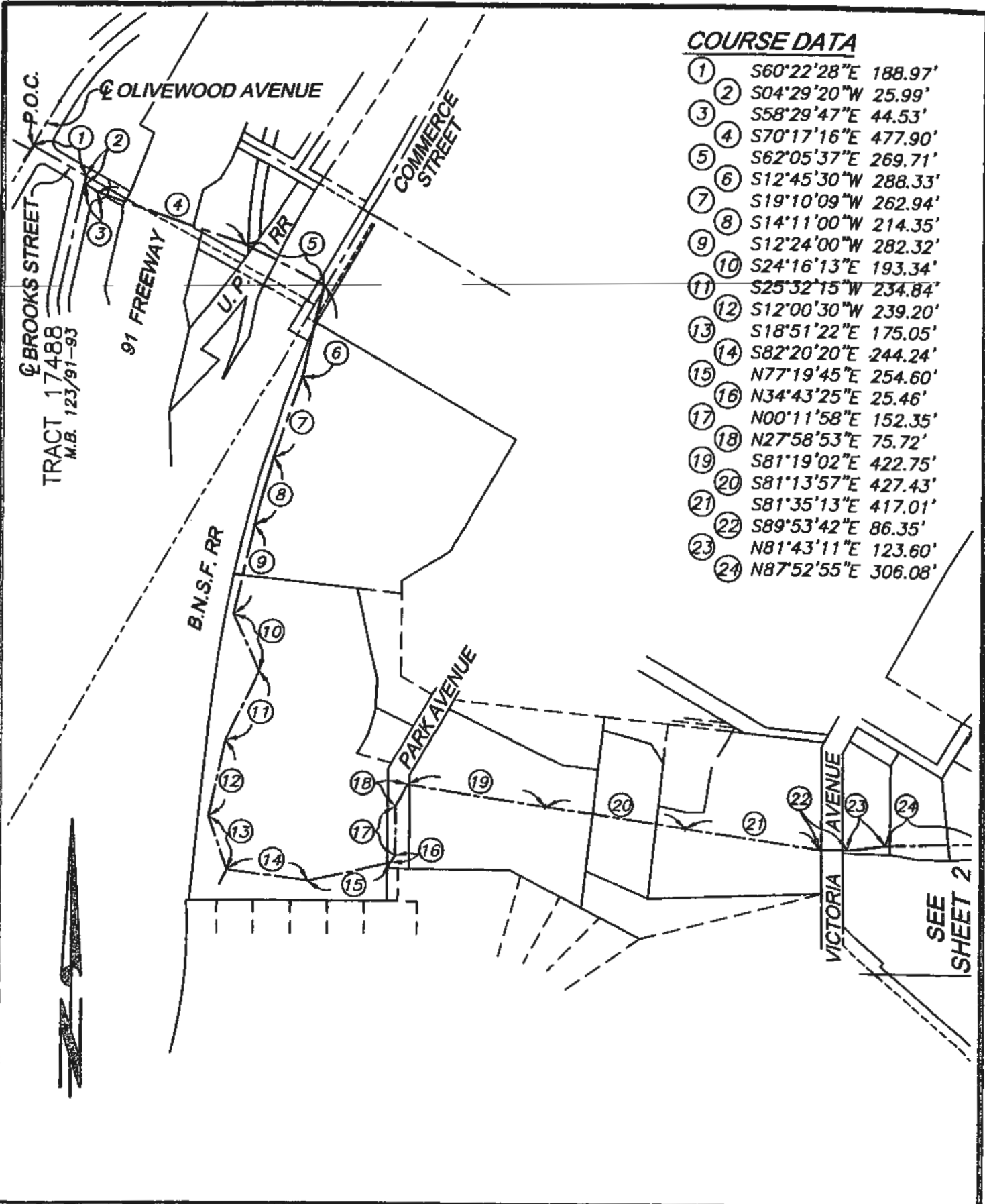
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 2/5/2012 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/13



COURSE DATA

①	S60°22'28"E	188.97'
②	S04°29'20"W	25.99'
③	S58°29'47"E	44.53'
④	S70°17'16"E	477.90'
⑤	S62°05'37"E	269.71'
⑥	S12°45'30"W	288.33'
⑦	S19°10'09"W	262.94'
⑧	S14°11'00"W	214.35'
⑨	S12°24'00"W	282.32'
⑩	S24°16'13"E	193.34'
⑪	S25°32'15"W	234.84'
⑫	S12°00'30"W	239.20'
⑬	S18°51'22"E	175.05'
⑭	S82°20'20"E	244.24'
⑮	N77°19'45"E	254.60'
⑯	N34°43'25"E	25.46'
⑰	N00°11'58"E	152.35'
⑱	N27°58'53"E	75.72'
⑲	S81°19'02"E	422.75'
⑳	S81°13'57"E	427.43'
㉑	S81°35'13"E	417.01'
㉒	S89°53'42"E	86.35'
㉓	N81°43'11"E	123.60'
㉔	N87°52'55"E	306.08'



• 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.

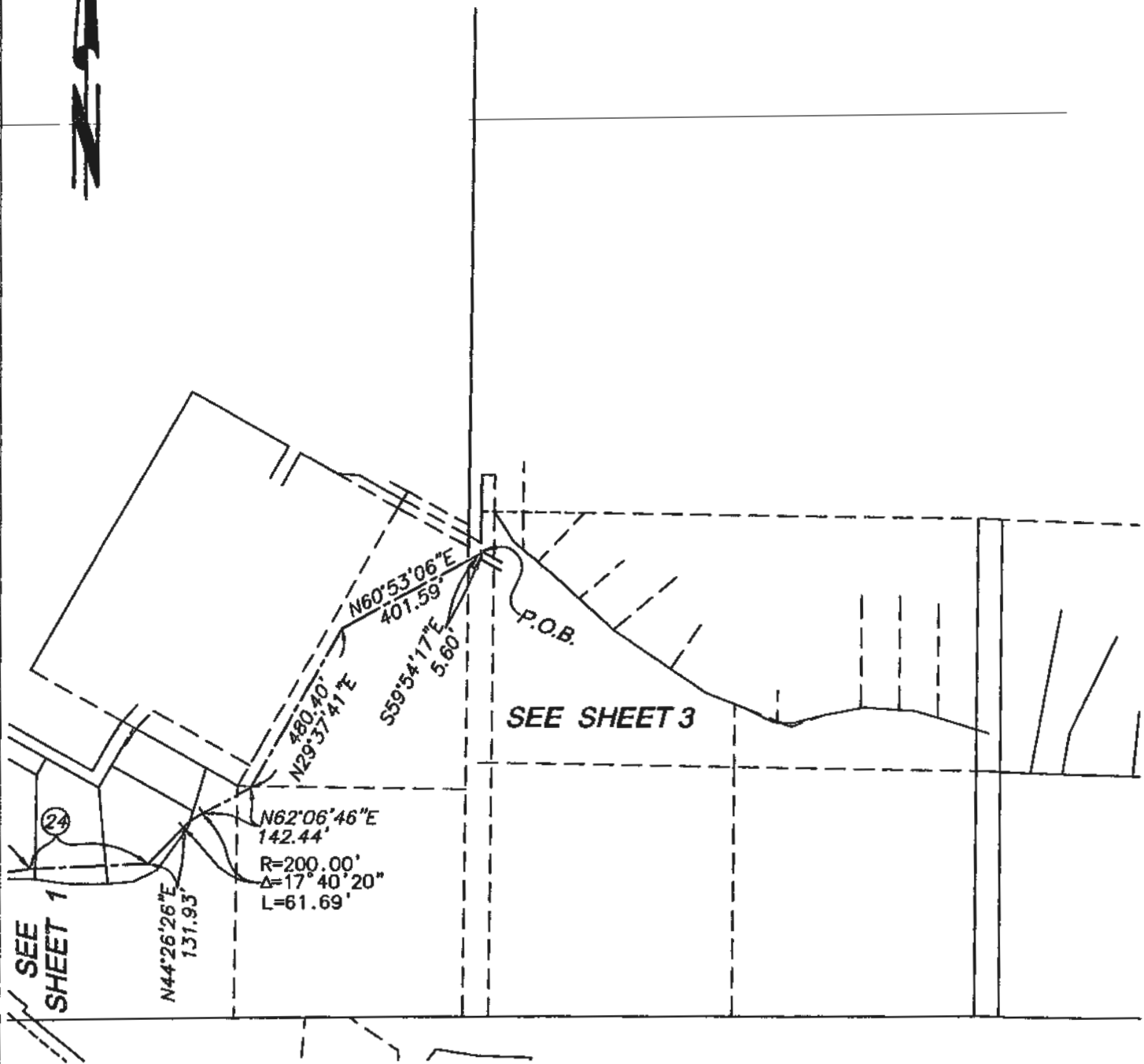
SHEET 1 OF 7

SCALE: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2



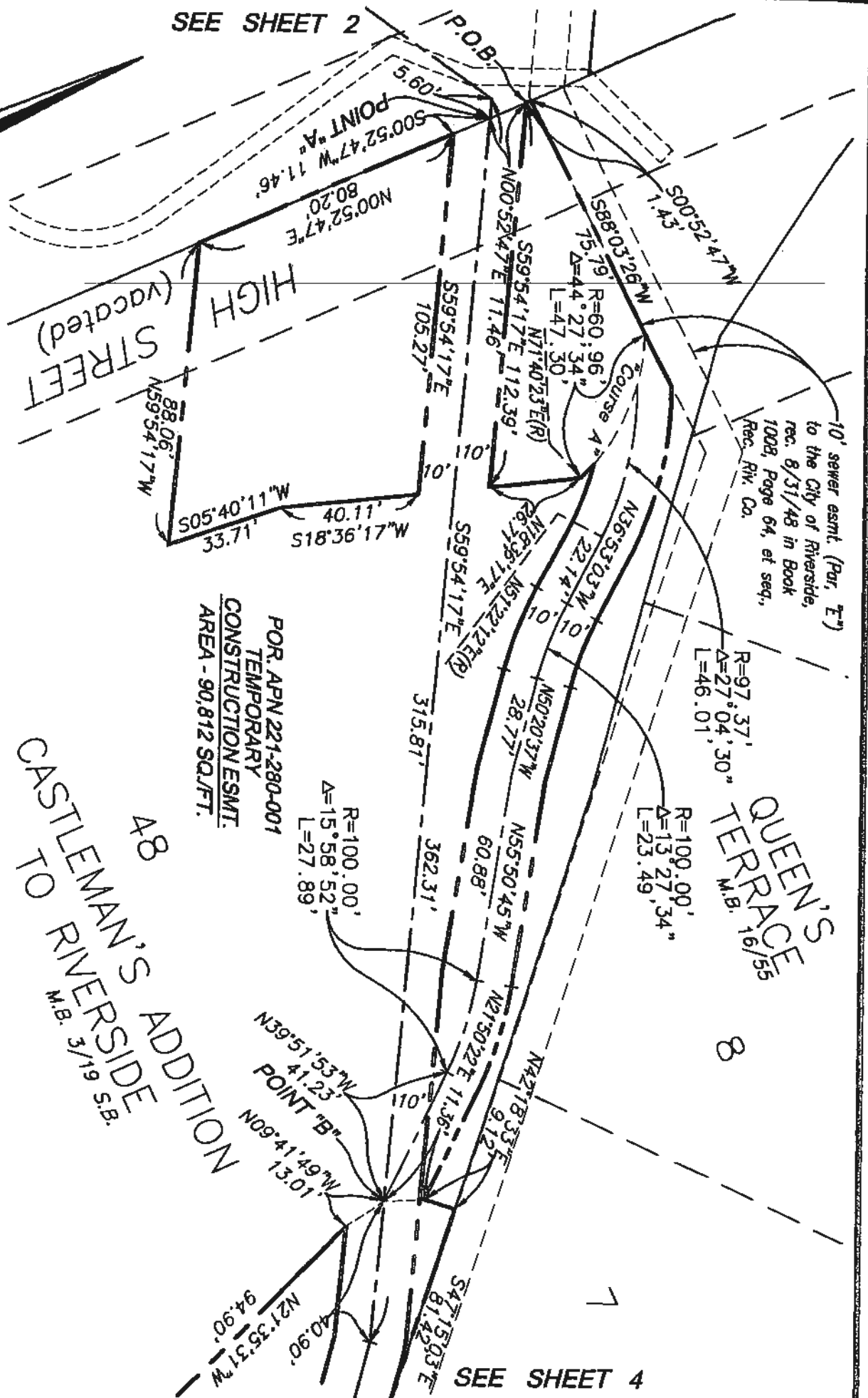
• CITY OF RIVERSIDE, CALIFORNIA •

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 7

SCALE: N.T.S. DRAWN BY: EV DATE: 6/21/12 SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 2



SEE SHEET 4

● 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.

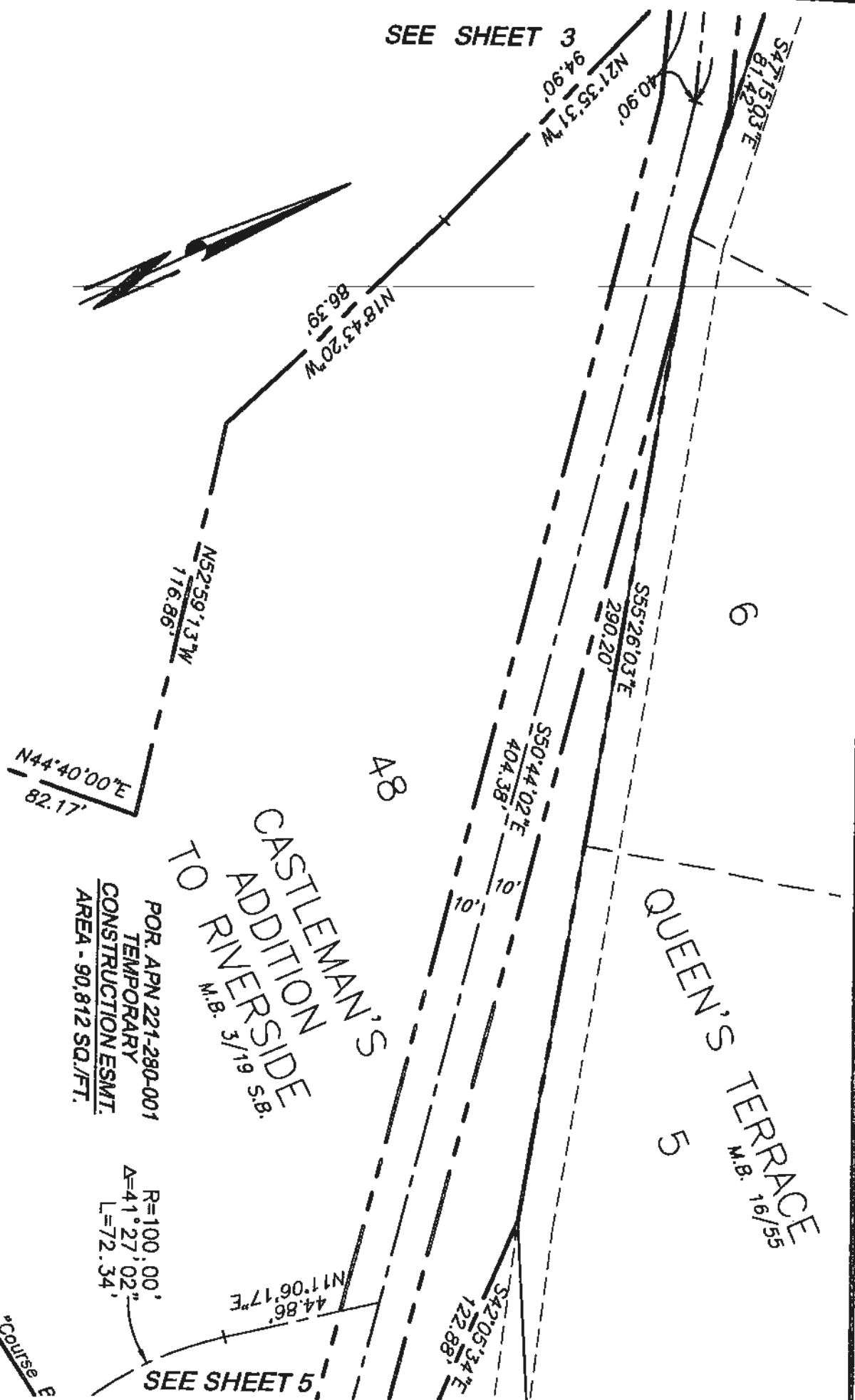
SHEET 3 OF 7

SCALE: 1"=40'

DRAWN BY: EV DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 3



• 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 4 OF 7

SCALE: 1"=40' DRAWN BY: EV DATE: 6/21/12 SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 4

48

CASTLEMAN'S
ADDITION
TO RIVERSIDE
W.B. 3/19 S.B.

FOR APN 221-280-001
TEMPORARY
CONSTRUCTION ESMT.
AREA - 90,812 SQ./FT.

N44°40'00"E
82.17'

N43°33'20"W
78.91'

S81°38'25"W
156.57', 201.46'

R=100.00'
Δ=41°27'02"
L=72.34'

N11°06'17"E
44.86'

S42°05'34"E
122.88'

POINT "C"
S69°46'50"W(R)
44.89'

R=100.00'
Δ=10°09'35"
L=17.73'

S39°15'58"W
59.10'

S48°29'37"E
493.18',
448.18'

10' sewer esmt. (Par, "E") to the
City of Riverside, rec. 8/31/48 in
Book 1008, Page 64, et seq., Rec.
Riv. Co.

49

47

50

S30°20'45"E
193.62'

● 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 5 OF 7

SCALE: 1"=40' DRAWN BY: EV DATE: 6/21/12 SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE SHEET 6

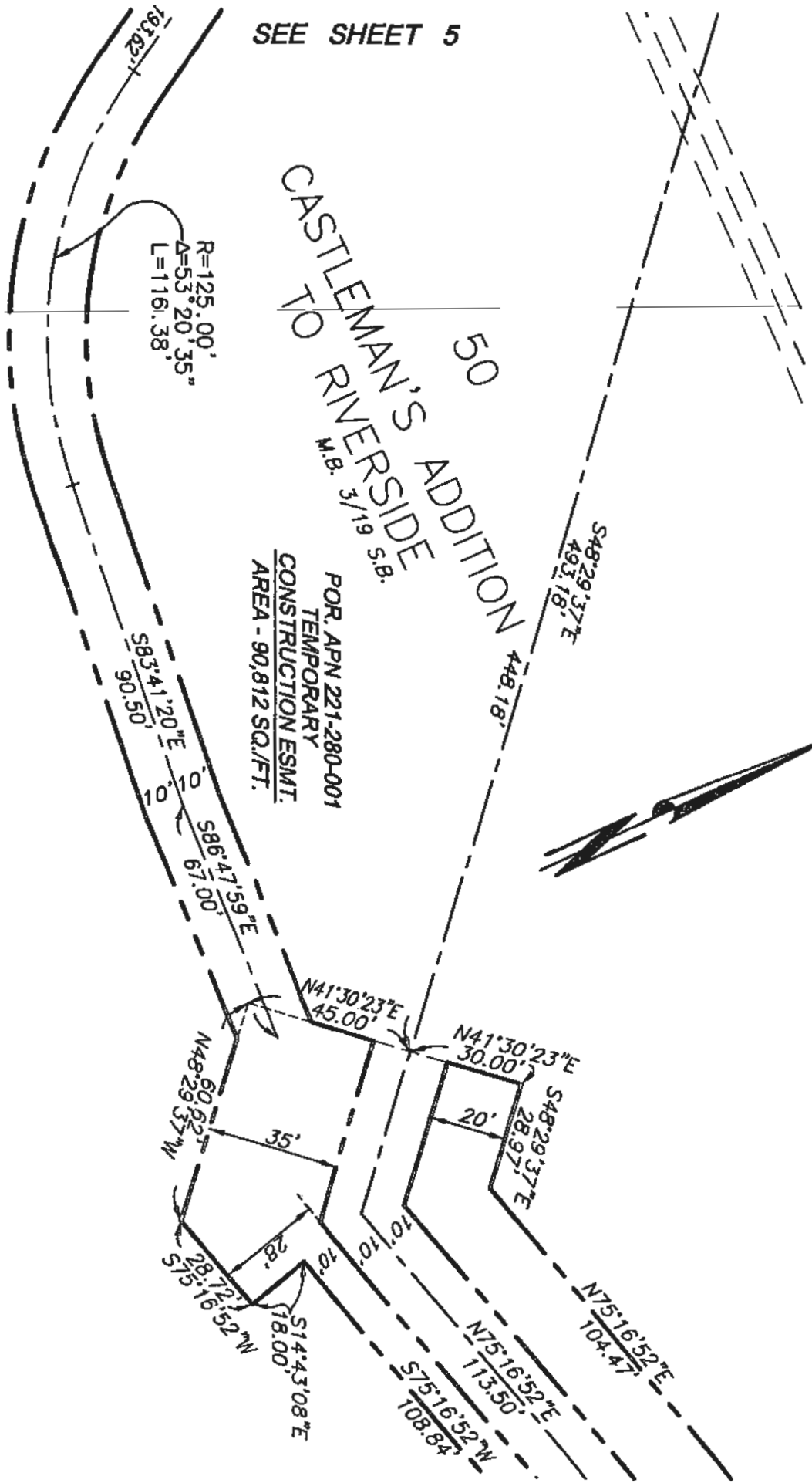
SEE SHEET 5

CASTLEMAN'S ADDITION TO RIVERSIDE

W.B. 3/19 S.B.

POR. APN 221-280-001
TEMPORARY
CONSTRUCTION ESMT.
AREA - 90,812 SQ./FT.

R=125.00'
Δ=53°20'35"
L=116.38'



SEE SHEET 7

• 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 6 OF 7

SCALE: 1"=40' DRAWN BY: EV DATE: 6/21/12 SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

N73°44'43"E

SEDGWICK AVENUE

50
CASTLEMAN'S ADDITION
TO RIVERSIDE
M.B. 3/19 S.B.

• 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 7 OF 7

SCALE: 1"=40' DRAWN BY: EV DATE: 6/21/12 SUBJECT: TEQUILA QUITE TBLINK SEWER RV 2

DRAWN BY: EV DATE: 6/21/12 SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 221-280-002
Address: 2521 Arroyo Drive

D-

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation**, as Grantor, hereby grants a temporary easement and right of way to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____

} ss

On _____, before me, _____

personally appeared _____ 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.

Notary Signature

**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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

**Por. APN: 221-280-002
Temporary Construction Easement**

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

That portion of Lots 51 and 52 of Castleman's Addition to Riverside on file in Book 3 of Maps, at Page 19 thereof, Records of San Bernardino County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence S.81°13'57"E., a distance of 427.43 feet;

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 86.35 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 306.08 feet;

Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 142.44 feet;

Thence N.29°37'41"E., a distance of 480.40 feet;

Thence N.60°53'06"E., a distance of 401.59 feet;

Thence S.59°54'17"E., a distance of 362.31 feet;

Thence S.50°44'02"E., a distance of 404.38 feet;

Thence S.48°29'37"E., a distance of 493.18 feet;

Thence N.75°16'52"E., a distance of 113.50 feet;

Thence S.78°28'22"E., a distance of 165.61 feet;

Thence N.73°44'43"E., a distance of 83.78 feet to a point hereinafter referred to as Point "A", being on the Easterly line of Sedgwick Avenue (formerly Sedgwick Street) as shown on said Castleman's Addition to Riverside;

Thence N.00°53'57"E. along the Easterly line of said Sedgwick Avenue (formerly Sedgwick Street), a distance of 154.59 feet to the Point of Beginning of said centerline description;

Thence S.83°03'41"E., a distance of 128.44 feet;

Thence Easterly on a curve concave Northerly, having a radius of 100.00 feet, through an angle of 17°46'37", an arc length of 31.03 feet;

Thence N.79°09'42"E., a distance of 80.70 feet;

Thence N.85°14'16"E., a distance of 56.19 feet;

Thence S.88°39'12"E., a distance of 135.13 feet;

Thence S.83°23'34"E., a distance of 26.51 feet to a point hereinafter referred to as Point "B";

Thence continuing S.83°23'34"E., a distance of 4.49 feet to the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Easterly line of Sedgwick Avenue (formerly Sedgwick Street);

TOGETHER WITH that portion of said Lots 51 and 52, described as follows:

Beginning at the hereinbefore mentioned Point "B";

Thence N.16°23'43"W., a distance of 16.54 feet;

Thence S.89°07'22"E., a distance of 160.52 feet;

Thence S.44°09'33"E., a distance of 28.30 feet;

Thence S.80°33'31"E., a distance of 212.73 feet;

Thence N.86°39'25"E., a distance of 248.87 feet;

Thence N.64°33'47"E., a distance of 77.25 feet;

Thence S.89°12'49"E., a distance of 69.09 feet;

Thence S.02°33'38"E., a distance of 19.53 feet, this course is hereinafter referred to as "Course A";

Thence N.81°11'22"E., a distance of 30.00 feet to the Westerly line of Kansas Avenue (vacated);

Thence S.00°52'57"W. along said Westerly line of Kansas Avenue (vacated), a distance of 8.19 feet;

Thence S.87°26'32"W., a distance of 29.33 feet to the Southerly prolongation of said "Course A";

Thence S.02°33'38"E. along said Southerly prolongation, a distance of 40.00 feet;

Thence S.87°26'32"W., a distance of 27.05 feet;

Thence S.78°47'40"W., a distance of 73.27 feet;

Thence S.86°39'25"W., a distance of 294.46 feet;

Thence N.80°33'31"W., a distance of 336.62 feet;

Thence ~~S.73°44'43"W., a distance of 38.22 feet to a line that bears S.16°23'43"E. from said Point "B";~~

Thence N.16°23'43"W., a distance of 49.52 feet to the Point of Beginning;

EXCEPTING FROM the above described parcel and strip of land that portion of said Lots 51 and 52, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "A";

Thence continuing N.73°44'43"E., a distance of 527.41 feet;

Thence S.80°33'31"E., a distance of 362.70 feet;

Thence N.86°39'25"E., a distance of 230.79 feet;

Thence N.78°47'40"E., a distance of 110.03 feet;


Thence N.87°26'32"E., a distance of 58.04 feet to the Westerly line of Kansas Avenue (vacated) as shown on said Castleman's Addition to Riverside, being the termination of said centerline description;

The sidelines of the above described exception, being a strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Easterly line of said Sedgwick Avenue (formerly Sedgwick Street) and prolonged or shortened to terminate Easterly in the Westerly line of said Kansas Avenue (vacated).

The above described parcel of land contains 36,323 square feet, more or less.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

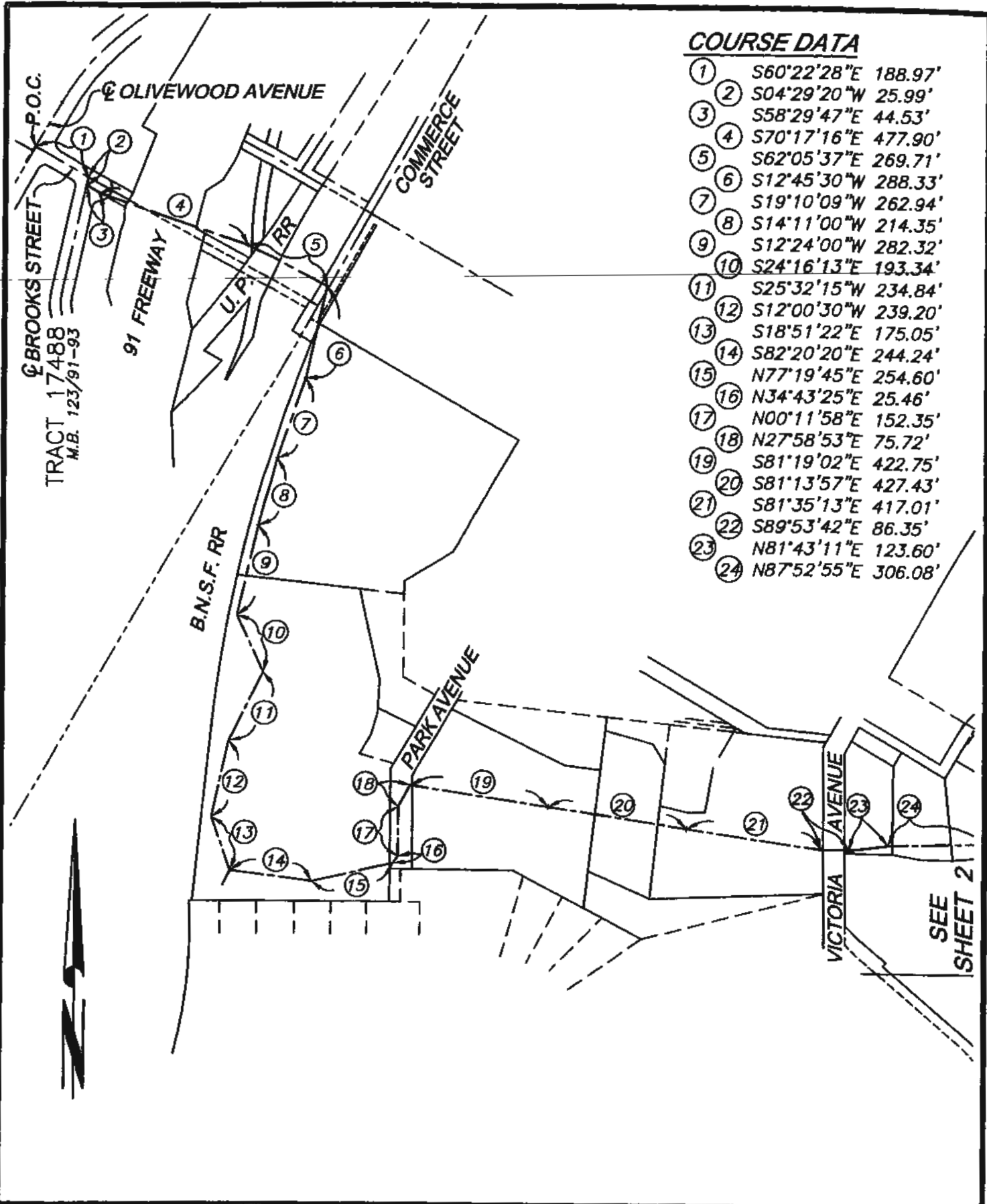
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/3/13 Prep. EV

Mark S. Brown, L.S. 5655
License Expires 9/30/13

Date





COURSE DATA

①	S60°22'28"E	188.97'
②	S04°29'20"W	25.99'
③	S58°29'47"E	44.53'
④	S70°17'16"E	477.90'
⑤	S62°05'37"E	269.71'
⑥	S12°45'30"W	288.33'
⑦	S19°10'09"W	262.94'
⑧	S14°11'00"W	214.35'
⑨	S12°24'00"W	282.32'
⑩	S24°16'13"E	193.34'
⑪	S25°32'15"W	234.84'
⑫	S12°00'30"W	239.20'
⑬	S18°51'22"E	175.05'
⑭	S82°20'20"E	244.24'
⑮	N77°19'45"E	254.60'
⑯	N34°43'25"E	25.46'
⑰	N00°11'58"E	152.35'
⑱	N27°58'53"E	75.72'
⑲	S81°19'02"E	422.75'
⑳	S81°13'57"E	427.43'
㉑	S81°35'13"E	417.01'
㉒	S89°53'42"E	86.35'
㉓	N81°43'11"E	123.60'
㉔	N87°52'55"E	306.08'

• CITY OF RIVERSIDE, CALIFORNIA •

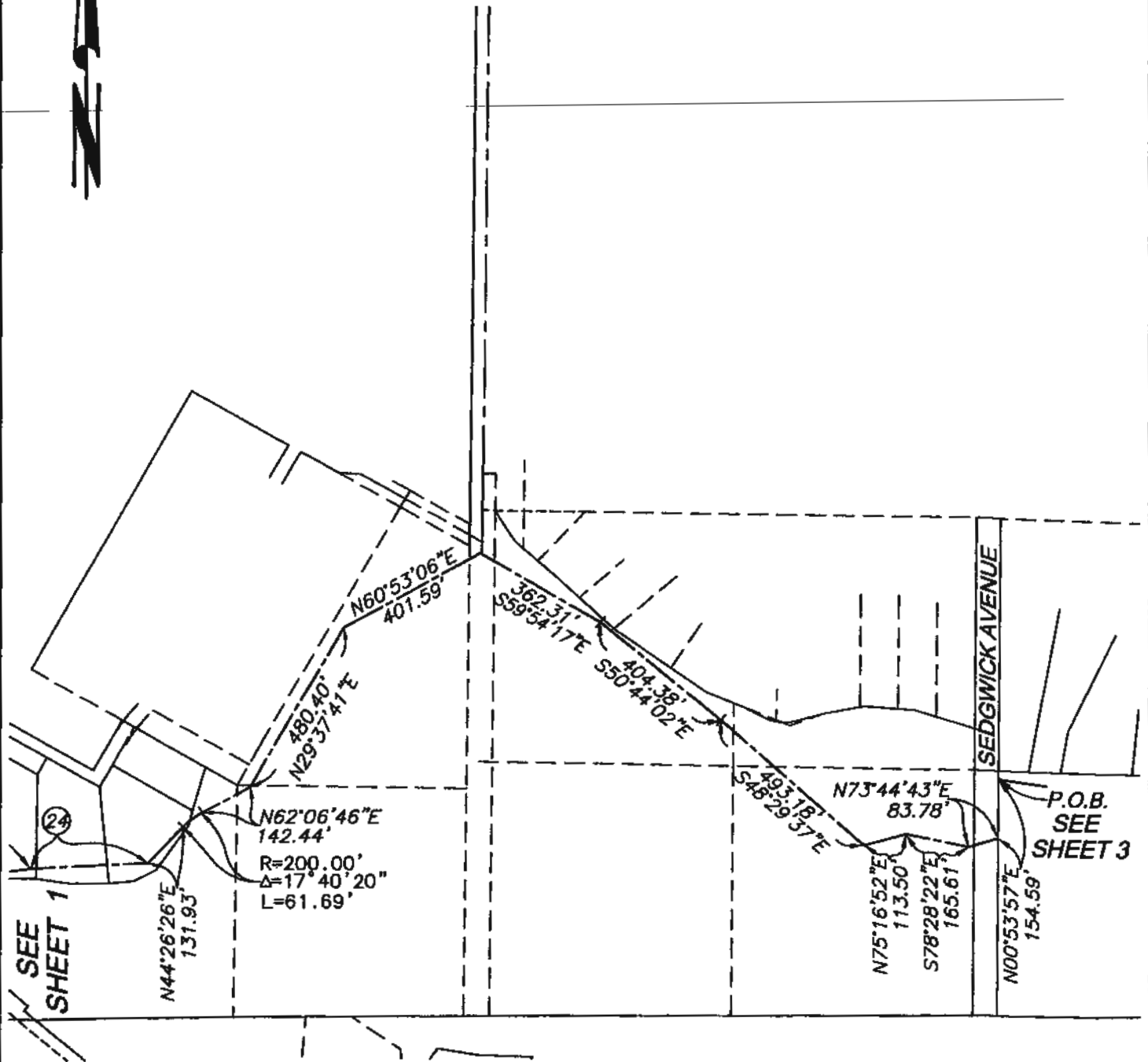
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 4

SCALE: N.T.S. | DRAWN BY: EV | DATE: 6/21/12 | SUBJECT: TEQUESQUITE TRUNK SEWER PH 2

COURSE DATA

SEE SHEET 1



• 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 4

SCALE: N.T.S. | DRAWN BY: EV | DATE: 6/21/12 | SUBJECT: TEQUESQUITE TRUNK SEWER PH 2

28

PRINCE ALBERT ESTATES

UNIT NO. 2

M.B. 28/96-97

29

30

SEE
SHEET 3S80°33'31"E
212.73'N86°39'25"E
248.87'N86°39'25"E
230.79'S86°39'25"W
294.46'

POR. APN 221-280-002
TEMPORARY
CONSTRUCTION ESMT.
AREA - 36,323 SQ.FT.

52

CASTLEMAN'S
ADDITION
TO RIVERSIDE
M.B. 3/19 S.B.

N64°33'47"E
77.25'S87°26'32"W
29.33'N78°47'40"E
110.03'S78°47'40"W
73.27'S87°26'32"W
29.33'N78°47'40"E
110.03'S78°47'40"W
73.27'S87°26'32"W
29.33'N78°47'40"E
110.03'S78°47'40"W
73.27'S87°26'32"W
29.33'N78°47'40"E
110.03'S78°47'40"W
73.27'S87°26'32"W
29.33'N78°47'40"E
110.03'S78°47'40"W
73.27'S87°26'32"W
29.33'N78°47'40"E
110.03'S78°47'40"W
73.27'S87°26'32"W
29.33'N78°47'40"E
110.03'S78°47'40"W
73.27'S87°26'32"W
29.33'N78°47'40"E
110.03'S78°47'40"W
73.27'S87°26'32"W
29.33'N78°47'40"E
110.03'S78°47'40"W
73.27'S87°26'32"W
29.33'N78°47'40"E
110.03'S78°47'40"W
73.27'S87°26'32"W
29.33'S89°12'49"E
69.09'S02°33'38"E
19.53'N81°11'22"E
30.00'N87°26'32"E
58.04'S02°33'38"E
40.00'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'S87°26'32"W
27.05'KANSAS AVENUE
(VACATED)Sewer esmts.
reserved by
resolution

W'y line of Kansas Ave

• 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.

SCALE: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SHEET 4 OF 4

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 221-300-006
Address: 2521 Arroyo Drive

D-

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation**, as Grantor, hereby grants a temporary easement and right of way to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____

} ss

On _____, before me, _____,

personally appeared _____ 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.

Notary Signature

**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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

Por. APN: 221-300-006
Temporary Construction Easement

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

That portion of Lots 44 and 53 of Castleman's Addition to Riverside on file in Book 3 of Maps, at Page 19 thereof, Records of San Bernardino County, California, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence S.81°13'57"E., a distance of 427.43 feet;

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 86.35 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 306.08 feet;

Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 142.44 feet;

Thence N.29°37'41"E., a distance of 480.40 feet;

Thence N.60°53'06"E., a distance of 401.59 feet;

Thence S.59°54'17"E., a distance of 362.31 feet;

Thence S.50°44'02"E., a distance of 404.38 feet;

Thence S.48°29'37"E., a distance of 493.18 feet;

Thence N.75°16'52"E., a distance of 113.50 feet;

Thence S.78°28'22"E., a distance of 165.61 feet;

Thence N.73°44'43"E., a distance of 611.19 feet;

Thence S.80°33'31"E., a distance of 362.70 feet;

Thence N.86°39'25"E., a distance of 230.79 feet;

Thence N.78°47'40"E., a distance of 110.03 feet;

Thence N.87°26'32"E., a distance of 124.16 feet to a point hereinafter referred to as Point "A", said point being on the Easterly line of Kansas Avenue (vacated) as shown on said Castleman's Addition to Riverside;

Thence N.00°52'57"E. along said Easterly line, a distance of 16.53 feet to the Point of Beginning of said centerline description;

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius of 200.00 feet, through an angle of 06°52'09", an arc length of 23.98 feet (the initial radial line bears S.14°56'57"E.);

Thence N.68°10'54"E., a distance of 60.96 feet;

Thence Easterly on a curve concave Southerly, having a radius of 100.00 feet, through an angle of 22°08'18", an arc length of 38.64 feet;

Thence S.89°40'48"E., a distance of 87.54 feet;

Thence Easterly on a curve concave Southerly, having a radius of 100.00 feet, through an angle of 11°38'29", an arc length of 20.32 feet to the Easterly line of Parcel 3 of Record of Survey on file in Book 51 at Page 86 thereof, Records of Riverside County, California and the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Easterly line of said Kansas Avenue (vacated), and prolonged or shortened to terminate Easterly in the Easterly line of said Parcel 3;

TOGETHER WITH that portion of said Lot 53, described as follows:

Commencing at the hereinbefore mentioned Point "A";

Thence continuing N.87°26'32"E., a distance of 272.66 feet to the Point of Beginning of the parcel of land to be described;

Thence S.00°28'43"W., a distance of 17.12 feet;

Thence S.65°25'30"E., a distance of 93.11 feet;

Thence N.00°28'43"E., a distance of 14.25 feet to a point hereinafter referred to as Point "B";

Thence continuing N.00°28'43"E., a distance of 52.36 feet, the preceding two courses are hereinafter referred to as "Course A";

Thence S.89°21'03"E., a distance of 67.97 feet;

Thence N.89°06'24"W., a distance of 152.97 feet to a line that bears N.00°28'43"E. from the Point of Beginning;

Thence S.00°28'43"W., a distance of 12.37 feet to the Point of Beginning;

ALSO TOGETHER WITH that portion of said Lot 53, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "B";

Thence S.56°57'56"E., a distance of 14.40 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 350.00 feet, through an angle of 25°56'49", an arc length of 158.50 feet;

Thence S.82°54'45"E., a distance of 71.81 feet;

Thence Easterly on a curve concave Northerly, having a radius of 200.00 feet, through an angle of 11°33'23", an arc length of 40.34 feet to the Easterly line of said Lot 53, and the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in said "Course A", and prolonged or shortened to terminate Easterly in the Easterly line of said Lot 53;

EXCEPTING FROM the above described parcels and strips of land that portion of said Lot 53, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "A";

Thence continuing N.87°26'32"E., a distance of 303.39 feet;

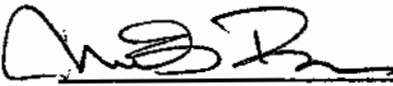
Thence S.89°21'03"E., a distance of 326.87 feet to the Easterly line of said Lot 53, being the termination of said centerline description;

The sidelines of the above described exception, being a strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Easterly line of said Kansas Avenue (vacated) and prolonged or shortened to terminate Easterly in the Easterly line of said Lot 53.

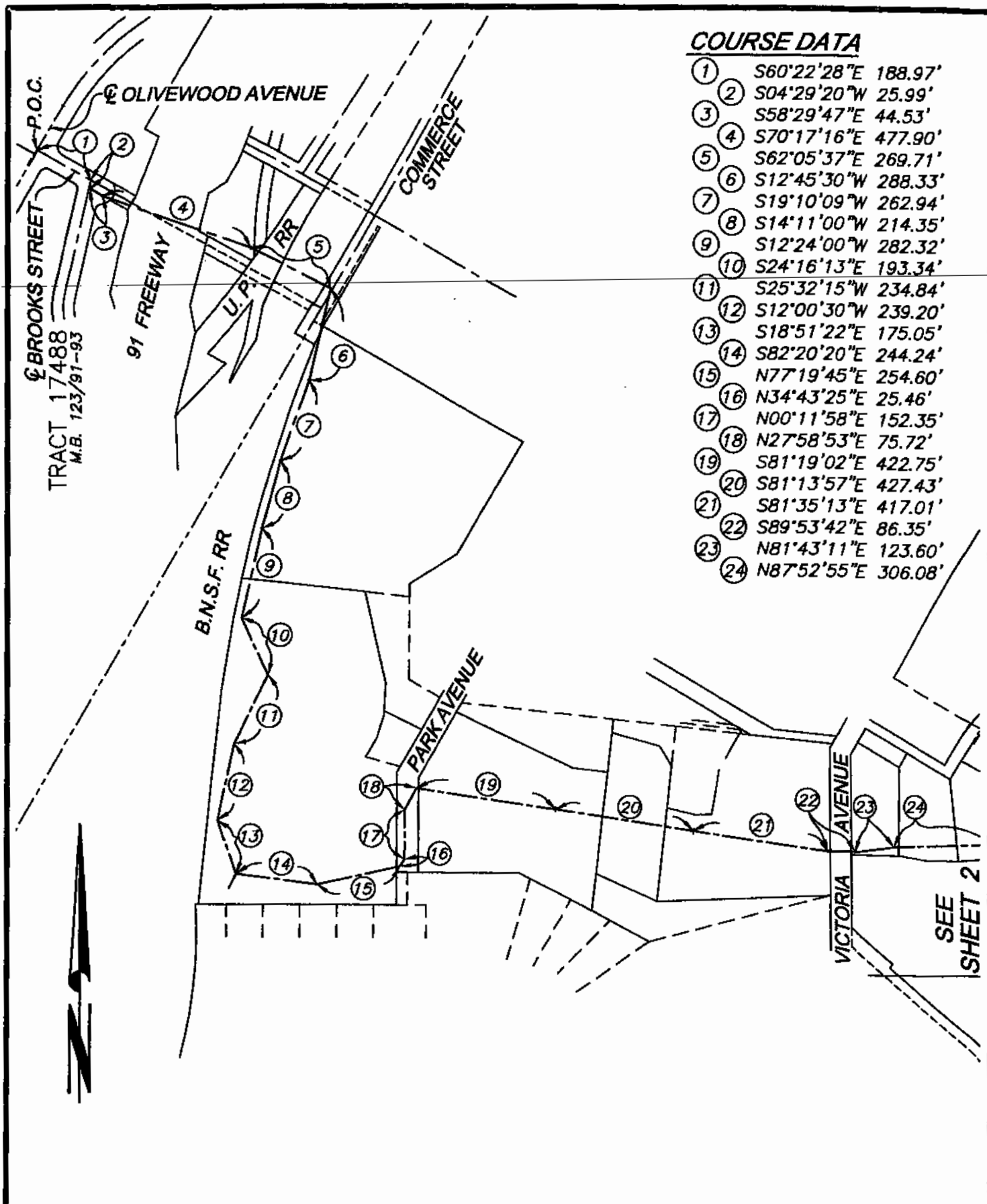
The above described parcel of land contains 12,701 square feet, more or less.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

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

 9/3/2012 Prep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/13





COURSE DATA

①	S60°22'28"E	188.97'
②	S04°29'20"W	25.99'
③	S58°29'47"E	44.53'
④	S70°17'16"E	477.90'
⑤	S62°05'37"E	269.71'
⑥	S12°45'30"W	288.33'
⑦	S19°10'09"W	262.94'
⑧	S14°11'00"W	214.35'
⑨	S12°24'00"W	282.32'
⑩	S24°16'13"E	193.34'
⑪	S25°32'15"W	234.84'
⑫	S12°00'30"W	239.20'
⑬	S18°51'22"E	175.05'
⑭	S82°20'20"E	244.24'
⑮	N77°19'45"E	254.60'
⑯	N34°43'25"E	25.46'
⑰	N00°11'58"E	152.35'
⑱	N27°58'53"E	75.72'
⑲	S81°19'02"E	422.75'
⑳	S81°13'57"E	427.43'
㉑	S81°35'13"E	417.01'
㉒	S89°53'42"E	86.35'
㉓	N81°43'11"E	123.60'
㉔	N87°52'55"E	306.08'

• 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 4

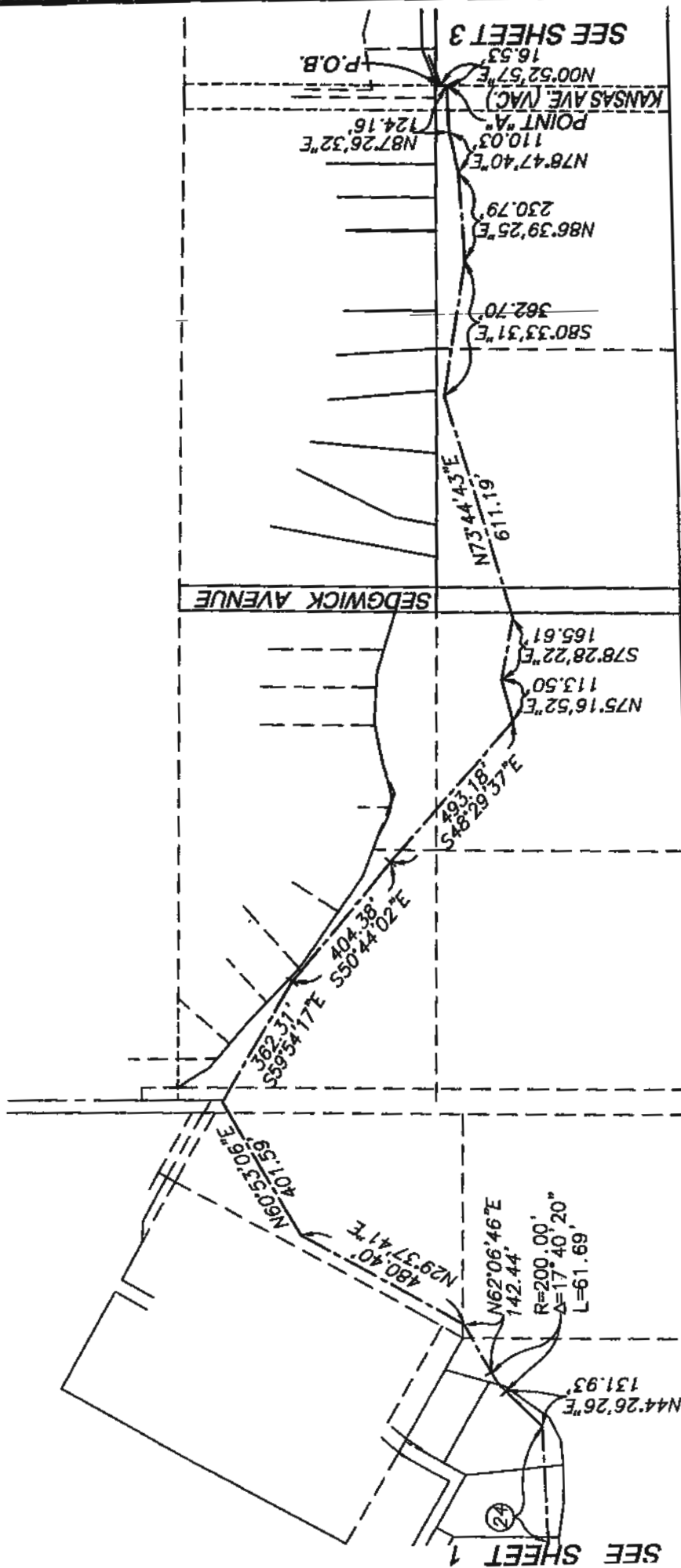
SCALE: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

COURSE DATA
SEE SHEET 1



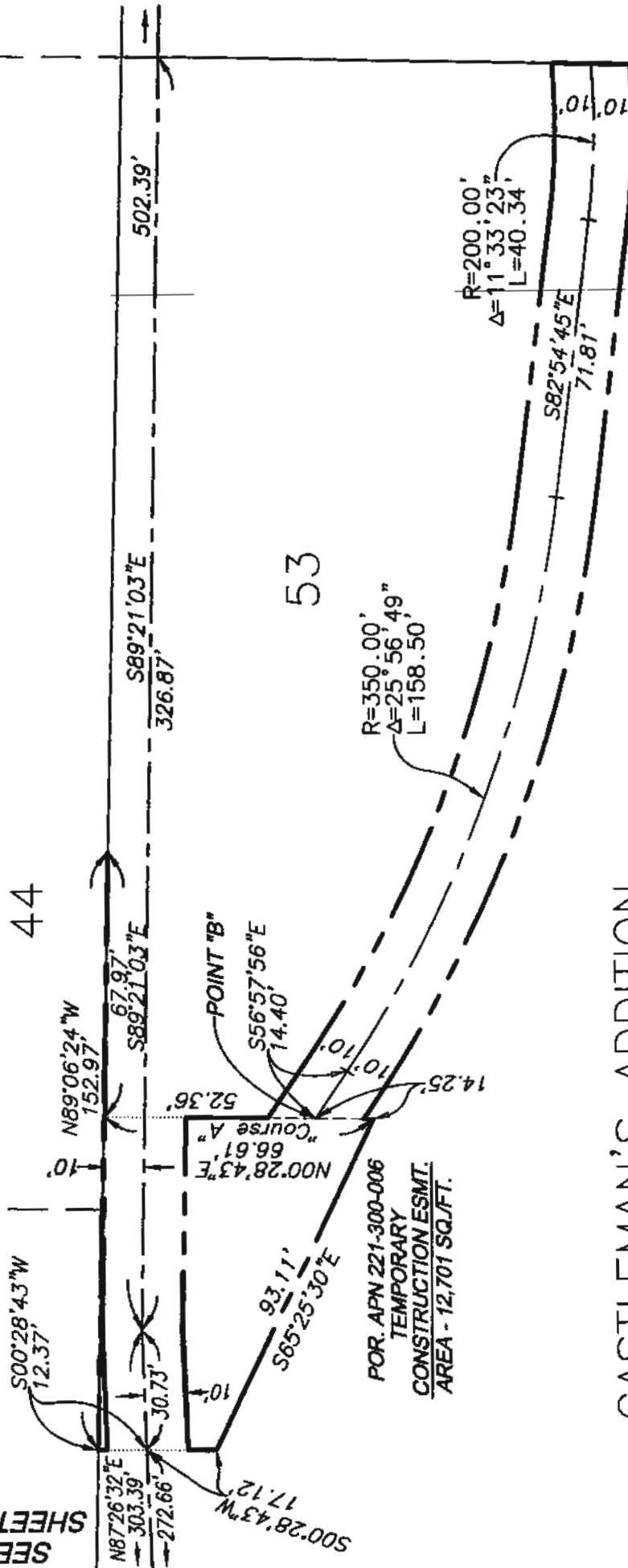
• CITY OF RIVERSIDE, CALIFORNIA •

SHEET 2 OF 4

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.

SCALE: N.T.S. DRAWN BY: EV DATE: 6/21/12 SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

SEE
SHEET 3



CASTLEMAN'S ADDITION TO RIVERSIDE M.B. 3/19 S.B.

• 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 4 OF 4

SCALE: 1"=40'

DRAWN BY: EV DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

When recorded mail to:

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

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Tequesquite Trunk Sewer Ph. II
Por. APN: 221-300-008
Address: 2521 Arroyo Drive

D-

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Victoria Club, a California Corporation**, as Grantor, hereby grants a temporary easement and right of way to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated _____

Victoria Club, a California Corporation

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

State of California

County of _____

} ss

On _____, before me, _____,

personally appeared _____ 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.

Notary Signature

**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 _____

CITY OF RIVERSIDE

By: _____

EXHIBIT "A"

Por. APN: 221-300-008

Temporary Construction Easement

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

That portion of Lots 42, 43, 54, 55, 56 and Ottawa Avenue (formerly Ottawa Street – vacated) of Castleman's Addition to Riverside on file in Book 3 of Maps, at Page 19 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the intersection of the centerline of Brooks Street and the construction centerline of Olivewood Avenue as shown on Tract 17488 on file in Book 123 of Maps, at Pages 91 through 93 thereof, Records of Riverside County, California;

Thence S.60°22'28"E. along the centerline of said Brooks Street, a distance of 188.97 feet to an angle point on the centerline of said Brooks Street as shown on said Tract 17488;

Thence S.04°29'20"W., a distance of 25.99 feet;

Thence S.58°29'47"E., a distance of 44.53 feet;

Thence S.70°17'16"E., a distance of 477.90 feet;

Thence S.62°05'37"E., a distance of 269.71 feet;

Thence S.12°45'30"W., a distance of 288.33 feet;

Thence S.19°10'09"W., a distance of 262.94 feet;

Thence S.14°11'00"W., a distance of 214.35 feet;

Thence S.12°24'00"W., a distance of 282.32 feet;

Thence S.24°16'13"E., a distance of 193.34 feet;

Thence S.25°32'15"W., a distance of 234.84 feet;

Thence S.12°00'30"W., a distance of 239.20 feet;

Thence S.18°51'22"E., a distance of 175.05 feet;

Thence S.82°20'20"E., a distance of 244.24 feet;

Thence N.77°19'45"E., a distance of 254.60 feet;

Thence N.34°43'25"E., a distance of 25.46 feet;

Thence N.00°11'58"E., a distance of 152.35 feet;

Thence N.27°58'53"E., a distance of 75.72 feet;

Thence S.81°19'02"E., a distance of 422.75 feet;

Thence S.81°13'57"E., a distance of 427.43 feet;

Thence S.81°35'13"E., a distance of 417.01 feet;

Thence S.89°53'42"E., a distance of 86.35 feet;

Thence N.81°43'11"E., a distance of 123.60 feet;

Thence N.87°52'55"E., a distance of 306.08 feet;

Thence N.44°26'26"E., a distance of 131.93 feet;

Thence Northeasterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 17°40'20", an arc length of 61.69 feet;

Thence N.62°06'46"E., a distance of 142.44 feet;

Thence N.29°37'41"E., a distance of 480.40 feet;

Thence N.60°53'06"E., a distance of 401.59 feet;

Thence S.59°54'17"E., a distance of 362.31 feet;

Thence S.50°44'02"E., a distance of 404.38 feet;

Thence S.48°29'37"E., a distance of 493.18 feet;

Thence N.75°16'52"E., a distance of 113.50 feet;

Thence S.78°28'22"E., a distance of 165.61 feet;

Thence N.73°44'43"E., a distance of 611.19 feet;

Thence S.80°33'31"E., a distance of 362.70 feet;

Thence N.86°39'25"E., a distance of 230.79 feet;

Thence N.78°47'40"E., a distance of 110.03 feet;

Thence N.87°26'32"E., a distance of 427.55 feet;

Thence S.89°21'03"E., a distance of 326.87 feet to a point hereinafter referred to as Point "A", said point being on the Westerly line of said Lot 54;

Thence continuing S.89°21'03"E., a distance of 130.44 feet to the Point of Beginning of the parcel of land to be described;

Thence S.02°01'48"W., a distance of 45.01 feet to a line parallel with and distant 45.00 feet Southerly, measured at right angles from the course described above as having a bearing and distance of S.89°21'03"E., 130.44 feet;

Thence S.89°21'03"E. along said parallel line, a distance of 42.49 feet;

Thence N.62°26'14"E., a distance of 63.86 feet;

Thence N.79°09'04"E., a distance of 94.48 feet to a point hereinafter referred to as Point "B";

Thence continuing N.79°09'04"E., a distance of 207.66 feet, the preceding two courses are hereinafter referred to as "Course A";

Thence S.75°44'35"E., a distance of 418.38 feet;

Thence N.74°02'03"E., a distance of 109.74 feet;

Thence S.43°25'21"E., a distance of 237.68 feet;

Thence S.19°34'01"E., a distance of 34.73 feet;

Thence N.71°36'46"E., a distance of 75.02 feet;

Thence N.19°34'01"W., a distance of 16.22 feet;

Thence S.71°09'22"E., a distance of 24.51 feet;

Thence S.63°14'00"E., a distance of 33.41 feet;

Thence S.52°52'04"E., a distance of 8.70 feet;

Thence N.05°51'35"E., a distance of 138.64 feet;

Thence N.62°38'10"W., a distance of 278.53 feet;

Thence S.74°02'03"W., a distance of 180.77 feet;

Thence N.75°44'35"W., a distance of 416.01 feet;

Thence S.79°09'04"W., a distance of 359.35 feet;

Thence N.89°21'03"W., a distance of 41.96 feet to a line that bears N.02°01'48"E. from the Point of Beginning;

Thence S.02°01'48"W., a distance of 25.01 feet to the Point of Beginning;

TOGETHER WITH that portion of said Lots 43 and 54, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "B";

~~Thence Southwesterly on a non-tangent curve concave Northwesterly, having a radius of 370.00 feet, through an angle of 17°57'00", an arc length of 115.92 feet (the initial radial line bears S.32°19'49"E.);~~

Thence S.75°37'11"W., a distance of 91.83 feet;

Thence Southwesterly on a curve concave Southeasterly, having a radius of 200.00 feet, through an angle of 14°25'32", an arc length of 50.35 feet;

Thence Southwesterly on a reverse curve concave Northwesterly, having a radius of 200.00 feet, through an angle of 24°20'13", an arc length of 84.95 feet to the Westerly line of said Lot 54, being the termination of said centerline description;

The sidelines of said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Northerly in said "Course A", and prolonged or shortened to terminate Westerly in the Westerly line of said Lot 54;

EXCEPTING FROM the above described parcel and strip of land that portion of Lots 42, 43, 54, 55, 56 and Ottawa Avenue (formerly Ottawa Street – vacated) of said Castleman's Addition to Riverside, lying within a strip of land 20.00 feet in width, the centerline being described as follows:

Beginning at the hereinbefore mentioned Point "A";

Thence continuing S.89°21'03"E., a distance of 175.52 feet;

Thence N.79°09'04"E., a distance of 379.87 feet;

Thence S.75°44'35"E., a distance of 393.15 feet;

Thence N.74°02'03"E., a distance of 110.27 feet;

Thence S.43°25'21"E., a distance of 281.78 feet;

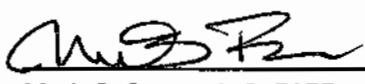
Thence S.19°34'01"E., a distance of 416.58 feet to the Southerly line of said Lot 56, being the termination of said centerline description;

The sidelines of the above described exception, being a strip of land 20.00 feet in width shall be prolonged or shortened to terminate Westerly in the Westerly line of said Lot 54 and prolonged or shortened to terminate Southerly in the Southerly line of said Lot 56.

The above described parcel of land contains 77,455 square feet, more or less.

This temporary easement and right-of-way shall terminate 18 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

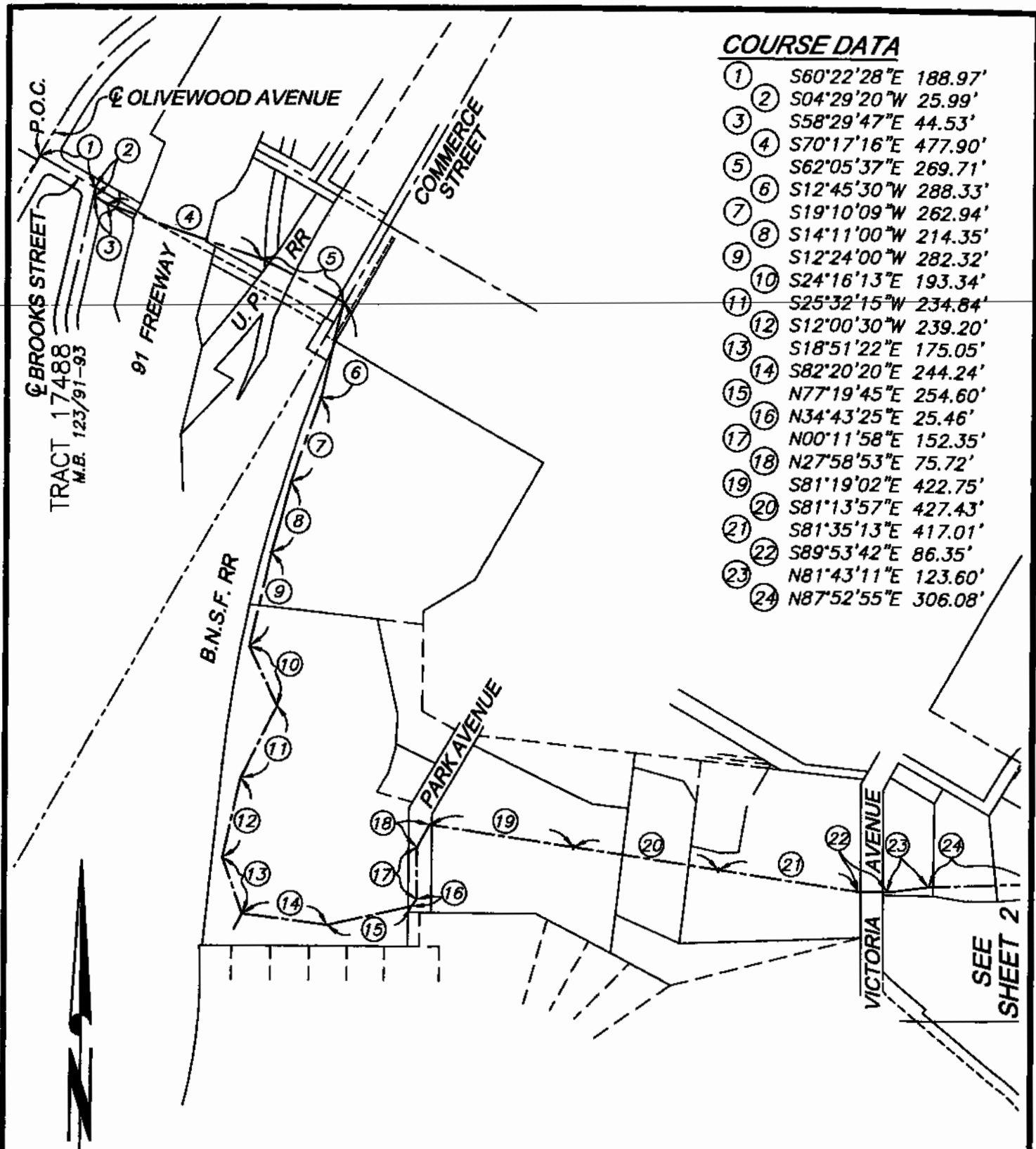
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/15/2012 rep. EV
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/13



COURSE DATA

①	S60°22'28"E	188.97'
②	S04°29'20"W	25.99'
③	S58°29'47"E	44.53'
④	S70°17'16"E	477.90'
⑤	S62°05'37"E	269.71'
⑥	S12°45'30"W	288.33'
⑦	S19°10'09"W	262.94'
⑧	S14°11'00"W	214.35'
⑨	S12°24'00"W	282.32'
⑩	S24°16'13"E	193.34'
⑪	S25°32'15"W	234.84'
⑫	S12°00'30"W	239.20'
⑬	S18°51'22"E	175.05'
⑭	S82°20'20"E	244.24'
⑮	N77°19'45"E	254.60'
⑯	N34°43'25"E	25.46'
⑰	N00°11'58"E	152.35'
⑱	N27°58'53"E	75.72'
⑲	S81°19'02"E	422.75'
⑳	S81°13'57"E	427.43'
㉑	S81°35'13"E	417.01'
㉒	S89°53'42"E	86.35'
㉓	N81°43'11"E	123.60'
㉔	N87°52'55"E	306.08'



• 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 5

SCALE: N.T.S.

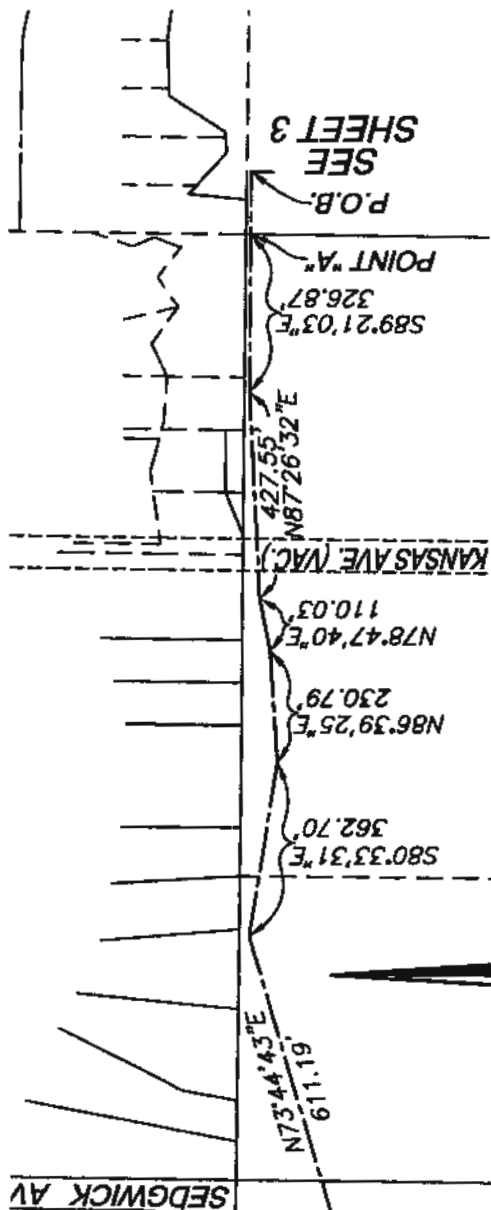
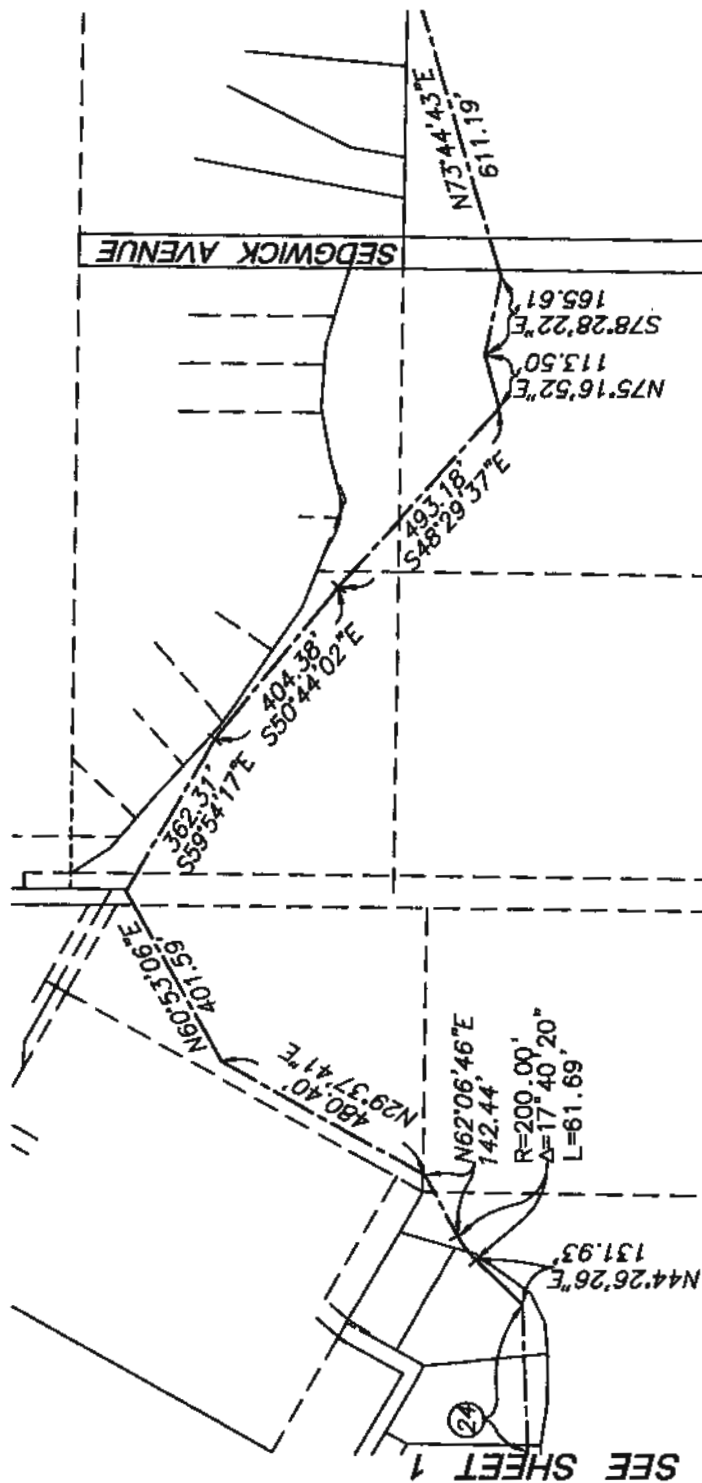
DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

COURSE DATA
SEE SHEET 1

CONTINUES BELOW



• 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 5

SCALE: N.T.S.

DRAWN BY: EV

DATE: 6/21/12

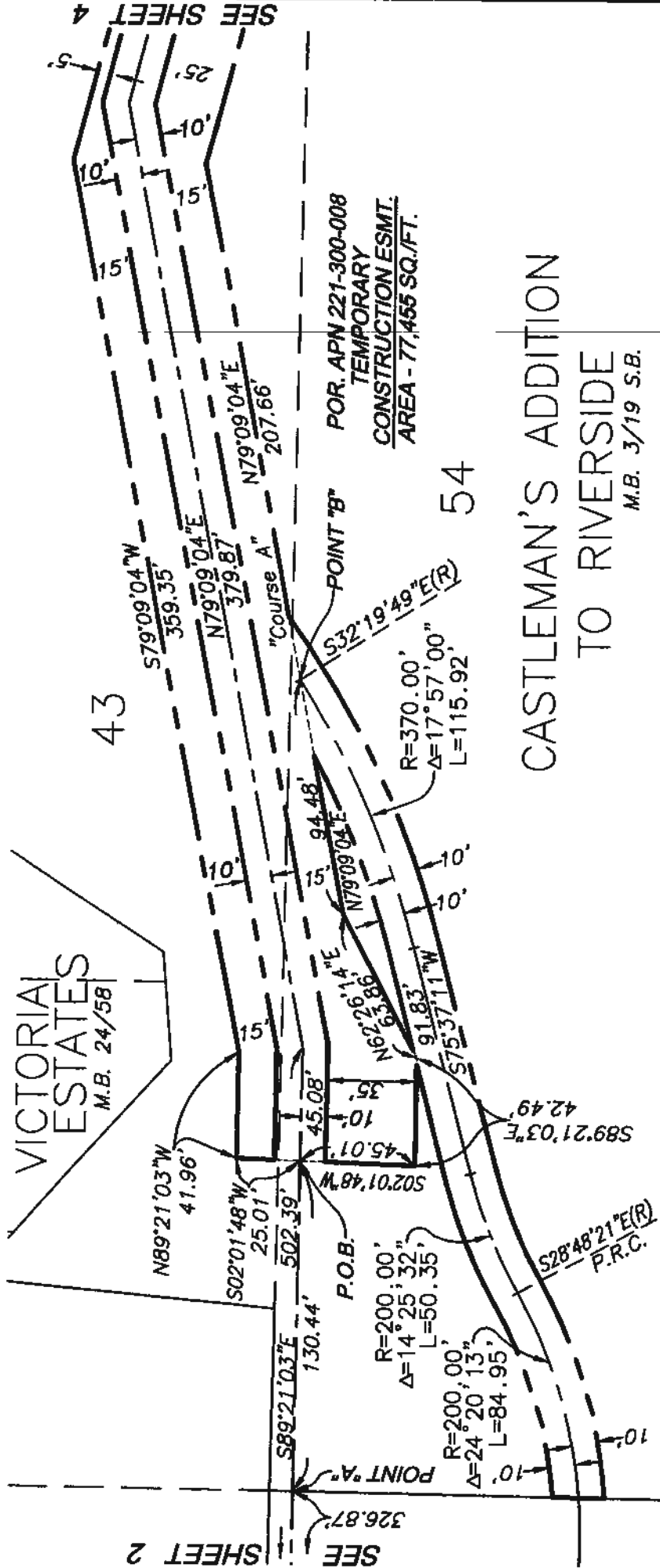
SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

VICTORIAL
ESTATES
M.B. 24/58

43

SEE SHEET 4

SEE SHEET 2



POR. APN 221-300-008
TEMPORARY
CONSTRUCTION ESMT.
AREA - 77,455 SQ./FT.

54

CASTLEMAN'S ADDITION TO RIVERSIDE M.B. 3/19 S.B.



• CITY OF RIVERSIDE, CALIFORNIA •

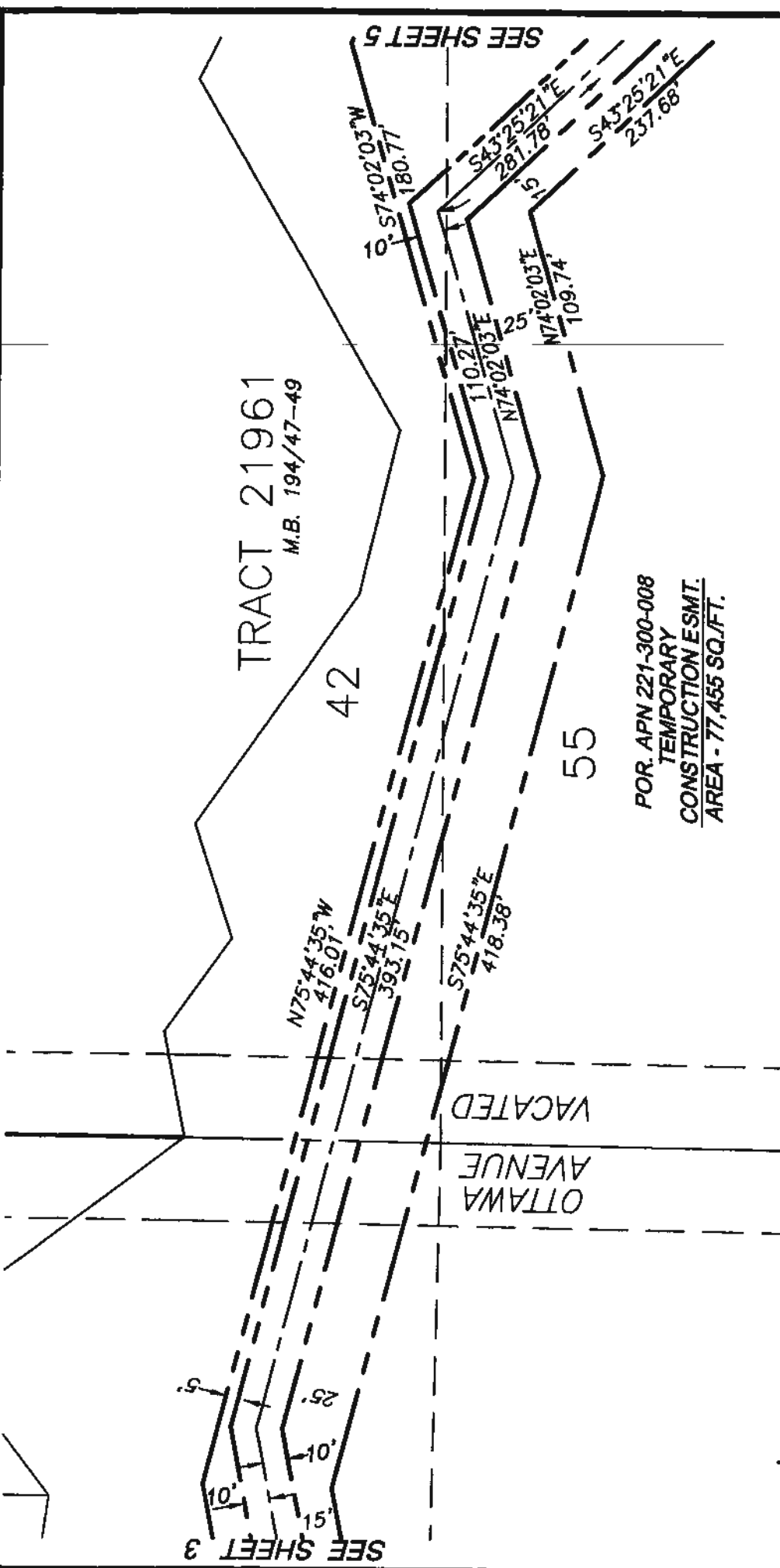
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 3 OF 5

SCALE: 1"=60'

DRAWN BY: EV DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2



• 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 4 OF 5

SCALE: 1"=60'

DRAWN BY: EV

DATE: 6/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2

TRACT 21961

M.B. 194/47-49

42

41

56

55

CASTLEMAN'S
ADDITION
TO RIVERSIDE

M.B. 3/19 S.B.

POR. APN 221-300-008
TEMPORARY
CONSTRUCTION ESMT.
AREA - 77,455 SQ./FT.

SUNSET
HEIGHTS
M.B. 23/9-10

55

56

• 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 5 OF 5

SCALE: 1"=60'

DRAWN BY: EV

DATE: 8/21/12

SUBJECT: TEQUESQUITE TRUNK SEWER PH. 2