

RESOLUTION NO. 2020-125

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DECLARING THE NECESSITY FOR THE ACQUISITION, BY EMINENT DOMAIN, OF PERMANENT ROADWAY EASEMENT, PERMANENT AND TEMPORARY UTILITY EASEMENT, PERMANENT NON-EXCLUSIVE INGRESS / EGRESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS, LOCATED ON THE EAST SIDE OF NORTH MCKINLEY STREET BETWEEN THE BNSF RAILROAD TRACKS TO THE NORTH AND MAGNOLIA AVENUE TO THE SOUTH FOR THE MCKINLEY STREET GRADE SEPARATION PROJECT.

WHEREAS, the City of Corona (the “City”) proposes to acquire permanent roadway easement, permanent utility easement, permanent ingress / egress easement and temporary construction easement interests in certain real property, located in the City of Corona, California, more particularly described as Assessor Parcel Nos. 172-050-001, 172-050-002, 172-050-003, 172-050-005, and 172-050-007, for the construction and maintenance of the McKinley Street Grade Separation Project, in Corona, California, pursuant to the authority granted to it by section 37350 of the California Government Code; and

WHEREAS, pursuant to section 1245.235 of the California Code of Civil Procedure, the City scheduled a Public Hearing for Wednesday, September 16, 2020 at 6:30 p.m., at the Corona City Hall, located at 400 South Vicentia Avenue, Corona, California, and gave to each person whose property is to be acquired and whose name and address appeared on the last equalized county assessment roll, notice and a reasonable opportunity to appear at said hearing and be heard on the matters referred to in section 1240.030 of the California Code of Civil Procedure; and

WHEREAS, said hearing has been held by the City and each affected property owner was afforded an opportunity to be heard on said matters; and

WHEREAS, the City may now adopt a Resolution of Necessity pursuant to section 1240.040 of the California Code of Civil Procedure.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, AS FOLLOWS:

Section 1. Compliance with California Code of Civil Procedure. There has been compliance by the City with the requirements of section 1245.235 of the California Code of Civil Procedure regarding notice and hearing.

Section 2. Public Use. The public use for which permanent roadway easement, permanent utility easement, permanent ingress / egress easement and temporary construction easement interests are to be acquired is for the construction and maintenance of the McKinley Street Grade Separation Project, located on North McKinley Street, south of the State Route 91 east bound on-ramp, in Corona, California. Section 37350.5 of the California Government Code authorizes the City to acquire by eminent domain property necessary for such purposes.

Section 3. Description of Property. Attached and marked as Exhibit “A” are the legal descriptions and plat maps of the real property to be acquired by the City, which describe the general location and extent of the property with sufficient detail for reasonable identification.

Section 4. Findings. The City hereby finds and determines each of the following:

- (a) The public interest and necessity require the proposed project;
- (b) The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
- (c) The property described in Exhibit “A” is necessary for the proposed project; and
- (d) The offer required by section 7267.2 of the California Government Code was made.

Section 5. Use Not Unreasonably Interfering with Existing Public Use(s). Some or all of the real property to be acquired is subject to easements and rights-of-way appropriated to existing public uses. The legal descriptions of these easements and rights-of-way are on file with the City and describe the general location and extent of the easements and rights-of-way with sufficient detail for reasonable identification. In the event the herein described use or uses will not unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, counsel for the City is authorized to acquire the herein described real property subject to such existing public uses pursuant to section 1240.510 of the California Code of Civil Procedure.

Section 6. More Necessary Public Use. Some or all of the real property to be acquired is subject to easements and rights-of-way appropriated to existing public uses. To the extent that the herein described use or uses will unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, the City finds and determines that the herein described use or uses are more necessary than said existing public use. Counsel for the City is authorized to acquire the herein described real property appropriated to such existing public uses pursuant to section 1240.610 of the California Code of Civil Procedure. Staff is further authorized to make such improvements to

the real property being acquired that it determines are reasonably necessary to mitigate any adverse impact upon the existing public use.

Section 7. Further Activities. Counsel for the City is hereby authorized to acquire the hereinabove described real property in the name of and on behalf of the City by eminent domain, and counsel is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Legal counsel is further authorized to take such steps as may be authorized and required by law, and to make such security deposits as may be required by order of court, to permit the City to take possession of and use said real property at the earliest possible time. Counsel is further authorized to correct any errors or to make or agree to non-material changes in the legal description of the real property that are deemed necessary for the conduct of the condemnation action, or other proceedings or transaction required to acquire the subject real property.

Section 8. Effective Date. This Resolution shall take effect upon adoption.

PASSED, APPROVED AND ADOPTED this 16th day of September, 2020.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 19th day of August, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 16th day of September, 2020.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT "A"

LEGAL DESCRIPTIONS AND PLAT MAPS

[SEE ATTACHED THIRTY-FOUR (34) PAGES]
ATTACHMENT 1 - DD&E

**ROADWAY EASEMENT INTERESTS
ATTACHMENT TO LEGAL DESCRIPTION
APN: 172-050-001, 172-050-002, 172-050-003 and 172-050-005
PARCEL ID: MSGS-13B-E
COMMERCIAL PROPERTY**

The parcel of land described in Exhibit "B1" is to be acquired as an exclusive permanent easement for public streets and incidents and appurtenances thereto ("Roadway Easement"), over, above, on, within, across, along, about and through the land described in Exhibit "B-1" and depicted in Exhibit "B-2" in each case, incorporated herein by reference ("Roadway Easement Area")

Within the Roadway Easement Area, the easement rights shall also include the right to use the Roadway Easement to construct, use, install, maintain, repair, replace, improve, alter, relocate, and inspect utilities.

The easement rights shall include without limitation the right to reasonably access the Roadway Easement Area for all purposes associated with the Roadway Easement, which activities may include, but are not be limited to, trimming, cutting or clearing away from the Roadway Easement Area any trees, brush, and vegetation.

The City shall have the right to remove all improvements located within the Roadway Easement Area including, but not limited to, hardscape, and landscape improvements.

The City expressly reserves the right to convey, transfer or assign the easement rights subject to the same rights and limitations described herein.

**EXHIBIT B1
LEGAL DESCRIPTION
ROADWAY EASEMENT**

Those portions of Parcels 1, 2, 3, and 4, in the City of Corona, County of Riverside, State of California, as shown by Parcel Map 23376 on file in Book 155, Pages 26 through 28 inclusive of Parcel Maps, Records of Riverside County, more particularly described as follows:

PORTION 1:

COMMENCING at the intersection of the centerline of McKinley Street (100.00 feet wide) with the centerline of Magnolia Avenue (112.00 feet wide);

THENCE northwesterly along said centerline of McKinley Street North 34°03'17" West 458.29 feet;

THENCE, perpendicular, North 55°56'43" East, 65.00 feet to a point on the southwesterly line of said Parcel 4, said point also being the **TRUE POINT OF BEGINNING 1**;

THENCE North 00°40'19" East, 2.13 feet;

THENCE North 55°56'43" East, 5.76 feet;

THENCE North 34°03'17" West, 1.04 feet to a point on the northwesterly line of said Parcel 4, said point will be hereafter known as **Point A**;

THENCE along said northwesterly line South 55°56'43" West, 6.98 feet to the westerly corner of said Parcel 4;

THENCE along the southwesterly line of said Parcel 4 South 34°03'17" East, 2.79 feet to the **TRUE POINT OF BEGINNING 1**.

Containing an area of 8 square feet, more or less.

PORTION 2:

COMMENCING at the point referred to as **Point A** above;

THENCE North 34°03'17" West, 35.00 feet to a point on the southeasterly line of said Parcel 3, said point also being the **TRUE POINT OF BEGINNING 2**;

THENCE leaving said point, and continuing North 34°03'17" West, 3.49 feet;

THENCE South 55°56'43" West, 5.56 feet;

THENCE North 69°00'12" West, 2.48 feet to a point on the southwesterly line of said Parcel 3, said point will be hereafter known as **Point B**;

THENCE along the southwesterly line of said Parcel 3 South 34°03'17" East, 5.52 feet to the southerly corner of said Parcel 3;

THENCE along the southeasterly line of said Parcel 3 North 55°56'43" East, 6.98 feet to the **TRUE POINT OF BEGINNING 2**.

Containing an area of 26 square feet, more or less.

**EXHIBIT B1
LEGAL DESCRIPTION
ROADWAY EASEMENT
(CONTINUED)**

PORTION 3:

COMMENCING at the point referred to as **Point B** above;

THENCE North 34°03'17" West, 148.48 feet to a point on the southwesterly line of said Parcel 2, said point also being the **TRUE POINT OF BEGINNING 3**;

THENCE South 55°56'43" West, 10.00 feet to the beginning of a curve to the left, having a radius of 15.00 feet;

THENCE Southwesterly along said curve, through a central angle of 19°28'16", an arc length of 5.10 feet;

THENCE North 34°03'17" West, 20.86 feet to a point at the southerly most corner of said Parcel 1;

THENCE along the southeasterly line of said Parcel 1 North 55°56'43" East, 15.00 feet to a point hereafter known as **Point C**;

THENCE South 34°03'17" East, 20.00 feet to the **TRUE POINT OF BEGINNING 3**.

Containing an area of 301 square feet, more or less.

PORTION 4:

COMMENCING at the point referred to as **Point C** above, said point also being the **TRUE POINT OF BEGINNING 4**;

THENCE North 34°03'17" West, 15.00 feet;

THENCE South 55°56'43" West, 10.00 feet to the beginning of a curve, concave northwest, having a radius of 15.00 feet;

THENCE Southwesterly along said curve, through a central angle of 19°28'16", an arc length of 5.10 feet;

THENCE South 34°03'17" East, 15.86 feet;

THENCE North 55°56'43" East, 15.00 feet to the **TRUE POINT OF BEGINNING 4**.

Containing an area of 226 square feet, more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit B2.

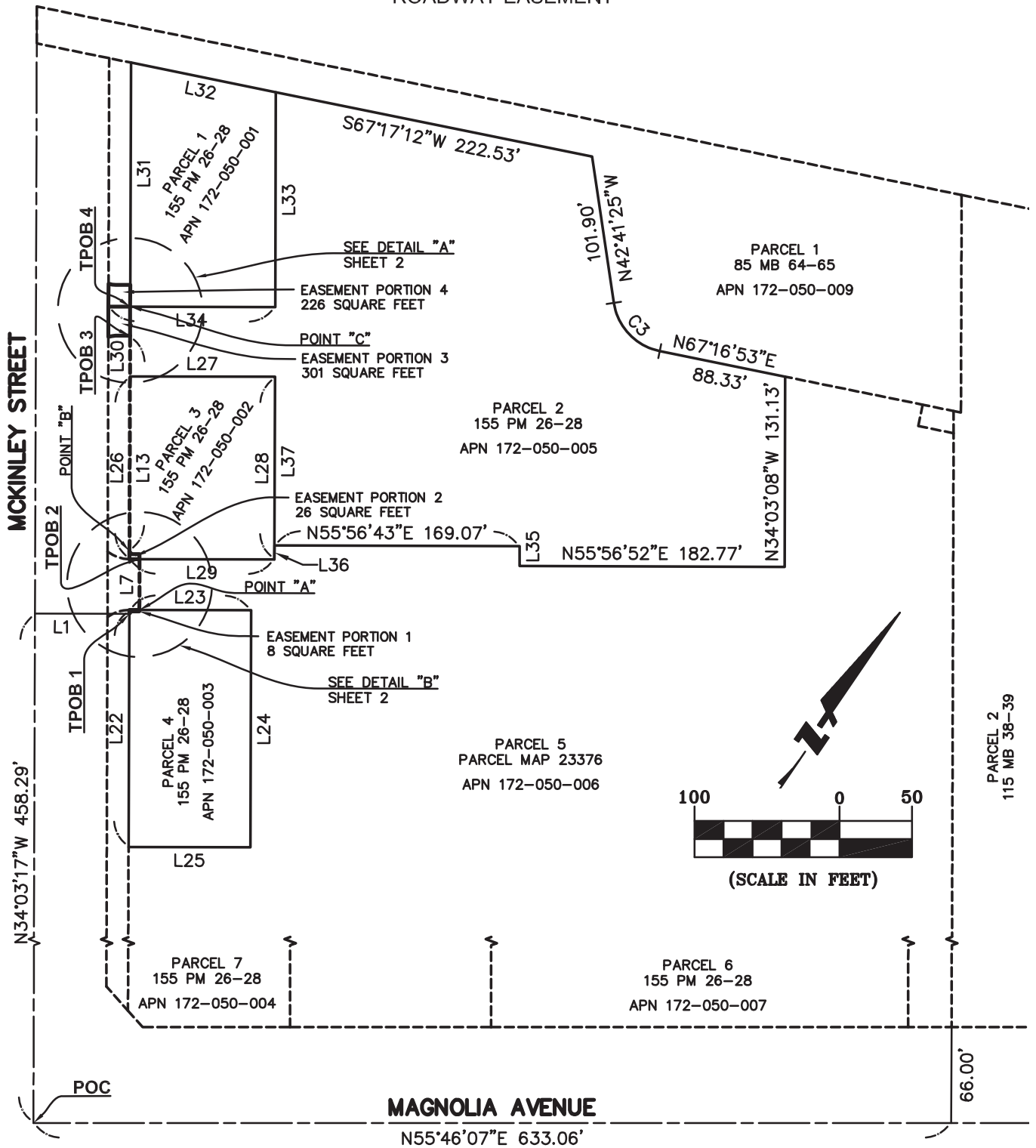


Davis Thresh, P.L.S. No. 6868

4/09/2020
Dated



EXHIBIT B2 ROADWAY EASEMENT



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION – REVO

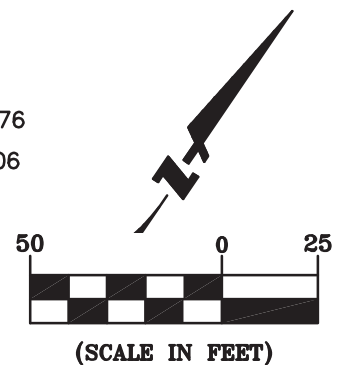
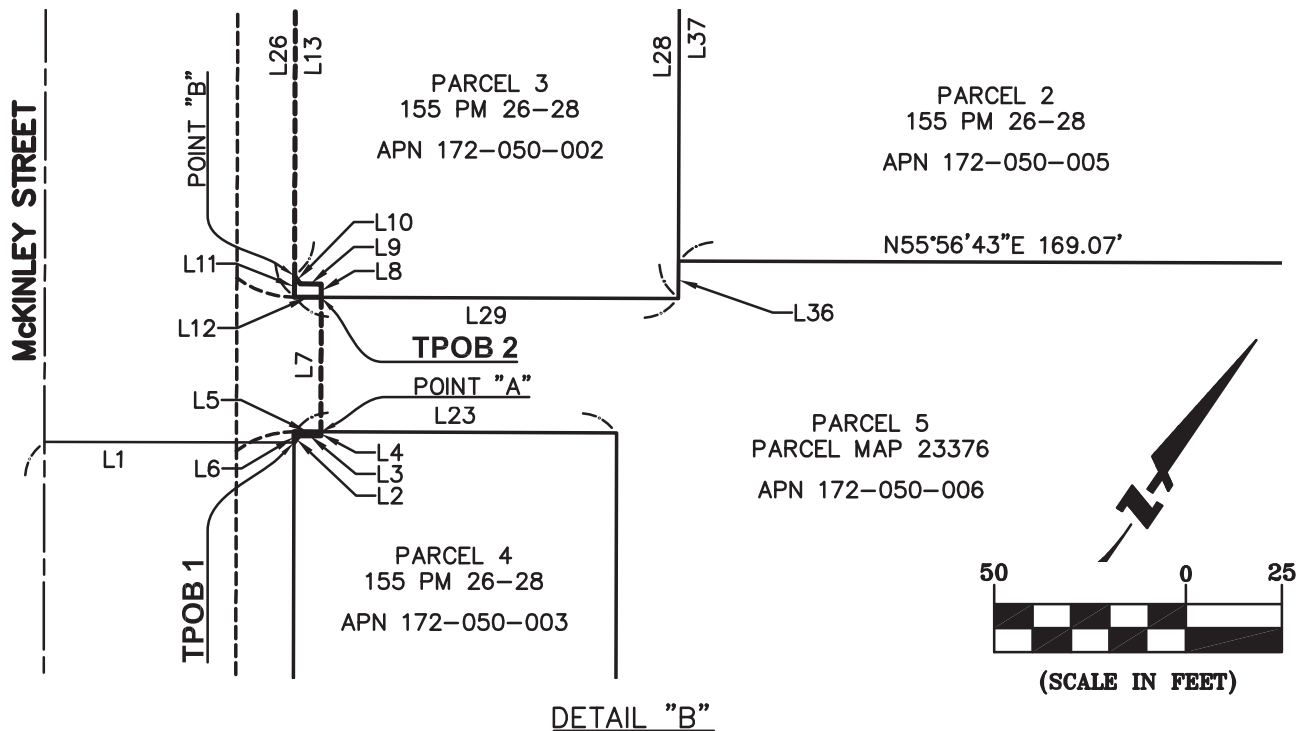
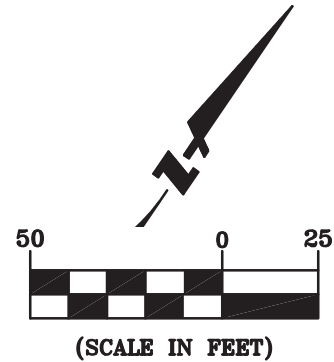
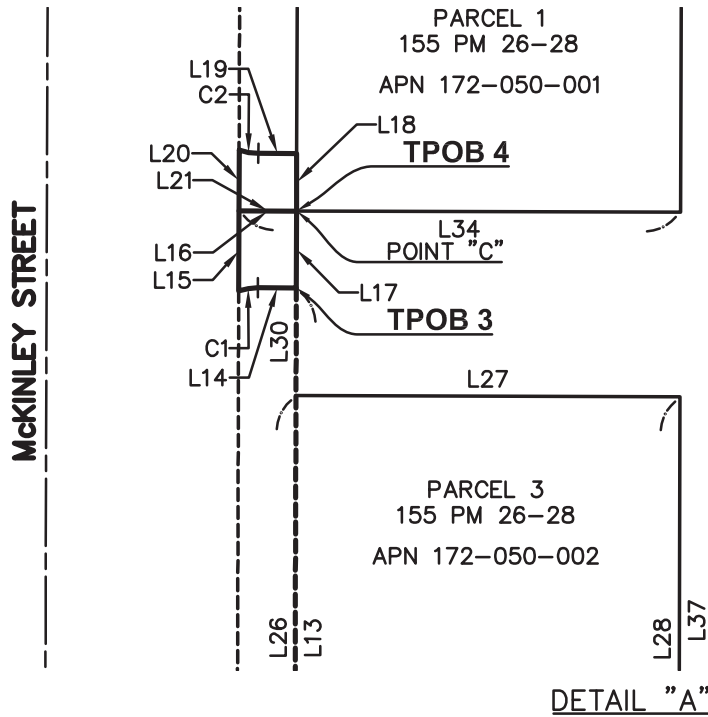


4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject ROADWAY EASEMENT
APN 172-050-001-005
Job No. 20180990
By NP Date 4/09/20 Chkd. WS
SHEET 1 OF 3

EXHIBIT B2

ROADWAY EASEMENT



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REVO



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject ROADWAY EASEMENT
APN 172-050-001-005

Job No. 20180990

By NP Date 4/09/20 Chkd. WS

SHEET 2 OF 3

EXHIBIT B2

ROADWAY EASEMENT

LINE TABLE		
	DIRECTION	LENGTH
L1	N55°56'43"E	65.00'
L2	N0°40'19"E	2.13'
L3	N55°56'43"E	5.76'
L4	N34°03'17"W	1.04'
L5	S55°56'43"W	6.98'
L6	S34°03'17"E	2.79'
L7	N34°03'17"W	35.00'
L8	N34°03'17"W	3.49'
L9	S55°56'43"W	5.56'
L10	N69°00'12"W	2.48'
L11	S34°03'17"E	5.52'
L12	N55°56'43"E	6.98'
L13	N34°03'17"W	148.48'
L14	S55°56'43"W	10.00'
L15	N34°03'17"W	20.86'
L16	N55°56'43"E	15.00'
L17	S34°03'17"E	20.00'
L18	N34°03'17"W	15.00'
L19	S55°56'43"W	10.00'
L20	S34°03'17"E	15.86'
L21	N55°56'43"E	15.00'

LINE TABLE		
	DIRECTION	LENGTH
L22	N34°03'17"W	163.50'
L23	N55°56'43"E	84.00'
L24	N34°03'17"W	163.50'
L25	N55°56'43"E	84.00'
L26	N34°03'17"W	126.00'
L27	N55°56'43"E	100.00'
L28	N34°03'17"W	126.00'
L29	N55°56'43"E	100.00'
L30	N34°03'17"W	28.00'
L31	N34°03'17"W	153.30'
L32	N67°17'12"E	101.99'
L33	N34°03'17"W	148.24'
L34	N55°56'43"E	115.00'
L35	N34°03'17"W	13.66'
L36	N34°03'17"W	9.70'
L37	N34°03'17"W	116.30'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	15.00'	19°28'16"	5.10'
C2	15.00'	19°28'16"	5.10'
C3	40.20'	69°43'13"	48.92'

CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION — REVO

4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject ROADWAY EASEMENT
APN 172-050-001-005
 Job No. 20180990
 By NP Date 4/09/20 Chkd. WS
 SHEET 3 OF 3

**UTILITY EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
APN: 172-050-005, 172-050-001, 172-050-002, 172-050-003
PARCEL ID: MSGS-013B-E
COMMERCIAL PROPERTY**

The City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the "City") in connection with the construction of the McKinley Grade Separation Project ("Project") is acquiring the parcel of land described in Exhibit "C-1" as a permanent non-exclusive easement ("Utility Easement") to excavate for, lay, construct, reconstruct, relocate, reconfigure, use, inspect, maintain, operate, repair, replace, patrol, change the size of, add to, or remove from time to time, as the City deems necessary, one or more pipelines and conduits, together with devices for metering, measuring, regulating, cathodic protection, communications and other appurtenances (all hereinafter referred to as the "Facilities") for the transportation and distribution of natural gas and communications as the City deems necessary, convenient or beneficial over, under, through, along, that parcel of land described in Exhibit "C-1" and depicted in Exhibit "C-2," in each case, incorporated herein by reference ("Easement Area") and for all other purposes connected therewith, and together with the reasonable right of ingress and egress to and from the Easement to access the Facilities and the right to use the property owner's abutting property during construction and maintenance of the Facilities. The right granted by this easement shall be binding upon and inure to the benefit of successors, heirs, and assigns of property owner and City and shall be deemed to run with the land.

This Gas Utility Easement is granted solely for the purposes and uses set forth and limited below:

- There shall be no surface appurtenances to the pipeline (including, but not limited to meter station, meter pits, fences, signs) with existing drive aisles or parking areas.
- The top of the pipeline shall be a minimum of forty-two (42) inches from the surface (after construction and settlement) or such minimum depth as may be required by any applicable regulation, whichever is greater.
- The design and construction regarding the pipeline and all activities conducted in the Easement Area shall be in accordance with good, workmanlike standards in the industry and geographical area where this Easement Area is located, with the City at all times following the highest observed and accepted standards in the industry for the geographical area where this Easement Area is located.
- Property owner may grant other easements over, along and across the Easement Area so long as such other easements do not interfere with purposes and uses of the Gas Utility Easement. City shall have no right to grant additional easements or sub-easements on, along or across the Easement Area.
- Property owner, its heirs, successors and assigns reserves the right to (1) use any surface or subsurface areas, provided such use does not unreasonably or substantially interfere with City's use of the Gas Utility Easement; (2) improve the Easement Area surface with landscaping (except trees and deep-rooted shrubs), paved driveways, parking surfaces, sidewalks, curbs and gutters; provided, however, that before making any such improvements involving a change of grade, the property owner and its heirs, successors and assigns, shall notify the City in advance and comply with underground service alert notification requirements pursuant to Government Code section 4216. Property owner reserves the right to use the Easement Area for parking and may construct fences across the Easement Area; however, the property owner shall not inundate the Easement Area. Additionally, the Easement Area shall be kept free of trees, deep-rooted shrubs, buildings and structures of all kinds (except for the Facilities), that nothing shall be done to impair the City's vehicular access to or along the gas Utility Easement, and that nothing shall be done that unreasonably interferes with City's use of the Easement Area without the City's prior written consent.

EXHIBIT C1
LEGAL DESCRIPTION
UTILITY EASEMENT

Being a portion of Parcel 2, in the City of Corona, County of Riverside, State of California, as shown by Parcel Map 23376 on file in Book 155, Pages 26 through 28 inclusive of Parcel Maps, Records of Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of McKinley Street (100.00 feet wide) with the centerline of Magnolia Avenue (112.00 feet wide);

THENCE northwesterly along said centerline of McKinley Street North 34°03'17" West 496.08 feet;

THENCE, perpendicular, North 55°56'43" East, 65.00 feet to the southerly corner of Parcel 3 of said Parcel Map;

THENCE leaving said point, and continuing along said line North 55°56'43" East, 100.00 feet to the easterly corner of said Parcel 3;

THENCE North 34°03'17" West, 9.70 feet to the southerly most corner of Parcel 2 of said Parcel Map;

THENCE along the southeasterly line of said Parcel 2 North 55°56'43" East, 44.14 feet to the **TRUE POINT OF BEGINNING**;

THENCE leaving said point, and continuing along said line North 55°56'43" East, 10.00 feet;

THENCE North 33°53'18" West, 64.53 feet;

THENCE South 55°55'23" West, 36.33 feet;

THENCE North 34°03'17" West, 244.42 feet to a point on the northwesterly line of said Parcel 2;

THENCE along said northwesterly line South 67°17'12" West, 10.20 feet;

THENCE South 34°03'17" East, 256.43 feet;

THENCE North 55°55'23" East, 36.30 feet;

THENCE South 33°53'18" East, 54.53 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 0.079 acres, more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit C2.

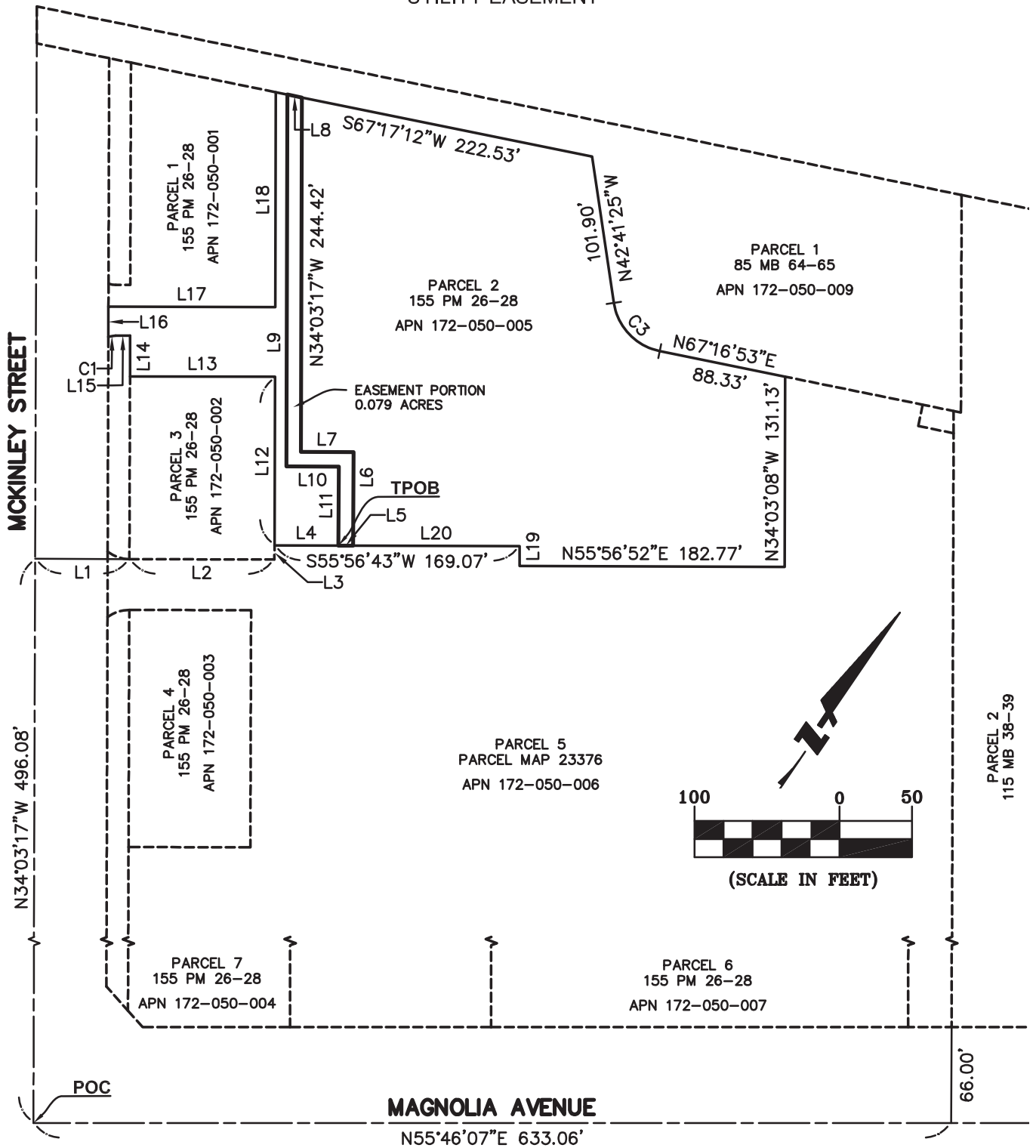


Davis Thresh, P.L.S. No. 6868

4/09/2020
Dated



EXHIBIT C2 UTILITY EASEMENT



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REVO



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject UTILITY EASEMENT
APN 172-050-001-005
Job No. 20180990
By NP Date 4/09/20 Chkd. WS
SHEET 1 OF 2

EXHIBIT C2
UTILITY EASEMENT

LINE TABLE		
	DIRECTION	LENGTH
L1	N55°56'43"E	65.00'
L2	N55°56'43"E	100.00'
L3	N34°03'17"W	9.70'
L4	N55°56'43"E	44.14'
L5	N55°56'43"E	10.00'
L6	N33°53'18"W	64.53'
L7	S55°55'23"W	36.33'
L8	S67°17'12"W	10.20'
L9	S34°03'17"E	256.43'
L10	N55°55'23"E	36.30'
L11	S33°53'18"E	54.53'
L12	N34°03'17"W	116.30'

LINE TABLE			
	DIRECTION	LENGTH	
L13	N55°56'43"E	100.00'	
L14	N34°03'17"W	28.00'	
L15	N55°56'43"E	10.00'	
L16	N34°03'17"W	20.86'	
L17	N55°56'43"E	115.00'	
L18	N34°03'17"W	148.24'	
L19	N34°03'17"W	13.66'	
L20	N55°56'43"E	114.93'	
CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	15.00'	19°29'54"	5.10'
C3	40.20'	69°43'13"	48.92'

CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION – REVO

4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)Subject UTILITY EASEMENT
APN 172-050-001-005
Job No. 20180990
By NP Date 4/09/20 Chkd. WS
SHEET 2 OF 2

PERMANENT INGRESS/EGRESS EASEMENT INTERESTS
ATTACHMENT TO LEGAL DESCRIPTION
APN: 172-050-005, 172-050-001, 172-050-002 and 172-050-003
PARCEL ID: MSGS-13B-E
COMMERCIAL PROPERTY

The construction of the McKinley Grade Separation Project ("Project") severs existing legal access from McKinley Street to the real property as described in the Grant Deed to Luis Castro and Lilliana Castro, trustees of the Luis Castro and Lilliana Castro Revocable Trust recorded March 03, 2008 as document number 2008-0102920 in the office of the county recorder of Riverside County, State of California attached hereto as Exhibit "D-1" and depicted or illustrated on the map or drawing attached hereto as Exhibit "D-2" and, in each case, incorporated herein by reference ("Ingress/Egress Property"). To replace severed access to the Ingress/Egress Property, the City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the "City") in connection with the Project is acquiring a non-exclusive permanent easement for ingress, egress, and access purposes ("Easement"), over, above, on, within, across, along, about and through the land depicted in Exhibit "D-3", incorporated herein by reference ("Property"). The specific locations of the Easement are described in Exhibit "D-4" and depicted in Exhibit "D-5", in each case, incorporated herein by reference ("Easement Area").

Within the Easement Area, rights acquired shall include ingress, egress, and access (collectively, "Ingress/Egress Rights") to the Ingress/Egress Property. Ingress/Egress Rights shall include all vehicular and pedestrian ingress, egress, and access necessary for the accessibility to any improvements and businesses (collectively "Businesses") located within the Ingress/Egress Property limits, including, but not limited to:

- 1) Vehicular access for Businesses' clients, customers, agents, representatives and employees.
- 2) Shuttle and vehicular transportation for Businesses' clients, customers, agents, representatives and employees.
- 3) Trucks and delivery vans from vendors, suppliers, and maintenance/repair contractors.

Ingress/Egress Easement Provisions:

- The City expressly reserves the right to convey, transfer or assign the Easement rights subject to the same rights and limitations described herein.
- Not including depreciation caused through normal use of the Easement, the beneficiary of the Easement shall perform all remedies and curative measures, repairing said improvements to existing conditions or better within Easement Area in a reasonable time frame at their expense should they or their employees, agents, and representatives cause damage due to gross negligence or willful misconduct. Said remedies and curative measures shall be performed by the beneficiary of the Easement following all current laws, including securing permits and approvals from appropriate jurisdiction agencies.
- The Project will reconstruct and realign the most westerly drive aisle through the Property, the locations of the existing most westerly drive aisle as of March 20, 2020 and proposed realignment are depicted in "Exhibit D-6", incorporated herein by reference ("Site Plan"). Therefore, there are no additional permanent/temporary parking impacts resulting from the Ingress/Egress Rights to those that will be compensated as part of the Roadway Easement and TCE acquisition by the City.

- All ingress to the Ingress/Egress Property by the City and their successors and assigns through the Property shall only be through the McKinley Street driveway entrance and with the general location of ingress depicted on Exhibit "D-6" and labeled as "Ingress Path of Travel." Also as depicted on said Exhibit D-6, the City, or their successors and assigns, shall demolish an existing portion of perimeter block wall and install a 25 foot wide access rolling gate, induction loops, underground electrical service equipment, gate motor and gate appurtenances (collectively referred to as "Access Gate"). During the construction of the Access Gate and removal of the block perimeter walls, security fencing shall be in place for the span of the wall removal until the Access Gate is complete and operational. Additionally, during the construction of the Access Gate, construction activities and security fencing cannot impede any parking stalls and access along drive aisles shall be maintained and preserved to match similar existing accessibility and use. Upon completion of Access Gate, repairs to existing parking lot/drive aisle asphalt concrete and perimeter block wall shall be made to match existing surface grade and appearance, and debris and construction materials shall be removed from the Property by the City.
- All egress through the Property from the Ingress/Egress Property by the City and their successors and assigns shall only be through the area labeled as "Egress Path of Travel" depicted on Exhibit "D- 6." Egress rights shall only be limited to Magnolia Avenue through the most easterly driveway (both existing and if relocated in the future) along the southern portion of the Property.
- The property owner, including its heirs, successors and assigns, of the Easement Area shall maintain a paved access area throughout the entire limits of the Easement Area to the Ingress/Egress Property from both the previously described McKinley Street and Magnolia Avenue driveways. This paved area shall be free and clear of obstructions.
- The property owner, including its employees, agents, representatives, contractors, successors and assigns, shall not use this Easement in any manner that would impede, obstruct, or restrict the City's rights as defined herein, including without limitation, landscaping of the type that would prohibit or restrict reasonable pedestrian and vehicular access.
- The City and their successors and assigns, shall not use this Easement in any manner that would impede, obstruct, or restrict the property owner, or their employees, lessees, customers, agents, representatives, contractors, successors access to or from existing and future semi-truck and trailer loading areas and parking stalls immediately adjacent to both the Ingress Path of Travel and Egress Path of Travel through uses including, but not limited to, stopping and/or queueing of transportation/shuttle vehicles.
- The City and their successors and assigns, shall not use this Easement in any manner that would impede, obstruct, or restrict the property owner, or their employees, lessees, customers, agents, representatives, contractors, successors access to or from existing and future restaurant drive through approaches and exits immediately adjacent to the Ingress Path of Travel and Egress Path of Travel through uses including, but not limited to, stopping and/or queueing of transportation/shuttle vehicles.
- This Easement and the rights and obligations therein shall run with the land and accrue to the benefit of and be binding upon and/or inure to the benefit of the City's and the property owner's respective heirs, successors and assigns. The Easement granted herein burdens the property owner of the Easement Area, and cannot be transferred separately from, or severed from title to it. No other easement or easements shall be granted on, under or over impairing or restricting the use of the Easement without prior written consent by the beneficiary of this Easement.

EXHIBIT D1 INGRESS/EGRESS PROPERTY

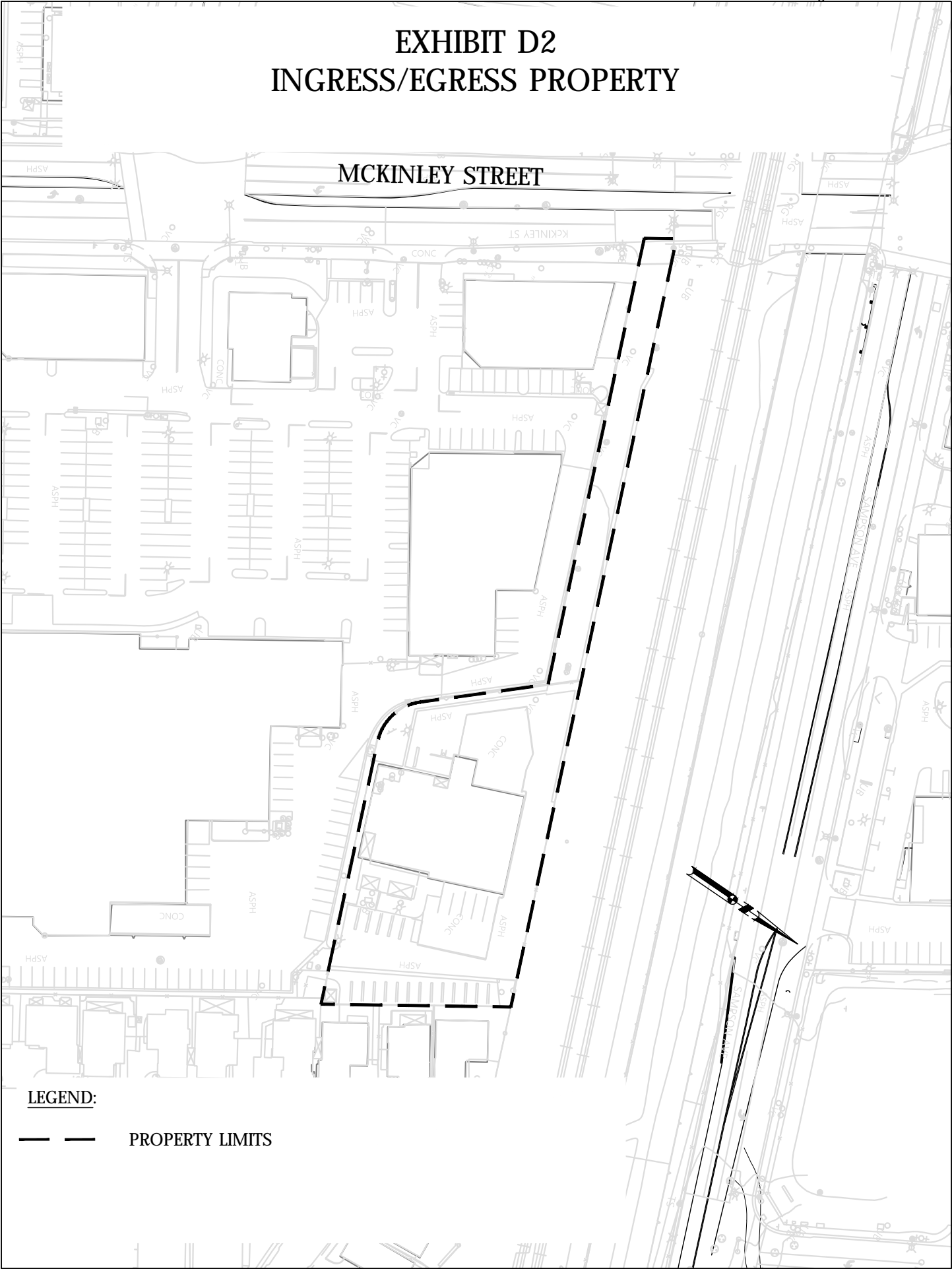
All those portions of Lots 12, 13, 14 and 15 in Block 55 of the lands of the Riverside Land and Irrigating Company, as shown by map on file in book 1, page 44 of Maps, Riverside County Records, and all those portions of Lots 9 and 16 of Block 58 of the lands of the Riverside Land and Irrigating Company, as shown by map on file in book 1 page 70 of Maps, San Bernardino County Records, particularly described as follows:

Beginning at the intersection of the Northwestern line of Magnolia Avenue, 132.00 feet wide, and the Northeasterly line of McKinley Street, 60.00 feet wide, as shown by map on file in book 53 page 87 and 88 of Records of Survey, Riverside County Records;
Thence North 34 deg 03' 10" West, along the Northeasterly line of said McKinley Street, a distance 804.78 feet to the Southeasterly line of the Atchison, Topeka and Santa Fe Railroad right-of-way, 100.00 feet wide, as shown on said Record of Survey; to the true point of beginning;
Thence North 67 deg 17' 00" East, along said Southeasterly line, a distance of 620.15 feet;
Thence South 34 deg 03' 10" East, parallel with the Northeasterly line of said McKinley Street, a distance of 150.00 feet;
Thence South 67 deg 17' 00" West, parallel with the Southeasterly line of said Atchison, Topeka and Santa Fe Railroad right-of way, a distance of 212.00 feet, to the beginning of a tangent 40.00 foot radius curve concave Northeasterly;
Thence Northwesternly along said curve through a central angle of 69 deg 58' 57", a distance of 48.85 feet;
Thence tangent to said curve North 42 deg 44' 03" West, a distance of 101.92 feet to a point on a line which is parallel with and 25.00 feet Southeasterly measured at right angles from said Southeasterly line of Atchison, Topeka and Santa Fe Railroad right-of-way;
Thence South 67 deg 17' 00" West, along said parallel line, a distance of 360.15 feet to the Northeasterly line of said McKinley Street;
Thence North 34 deg 03' 10" West, along said Northeasterly line a distance of 25.50 feet to the true point of beginning.

Said land is also known as Parcel 1 of Parcel Map 16655, as shown by map on file in book 85 pages 64 and 65 of Parcel Maps, Records of Riverside County, California.

Commonly known as: 135 N. McKinley Street
Corona, California 92879

EXHIBIT D2 INGRESS/EGRESS PROPERTY



LEGEND:

— — — — — PROPERTY LIMITS

EXHIBIT D3
PROPERTY

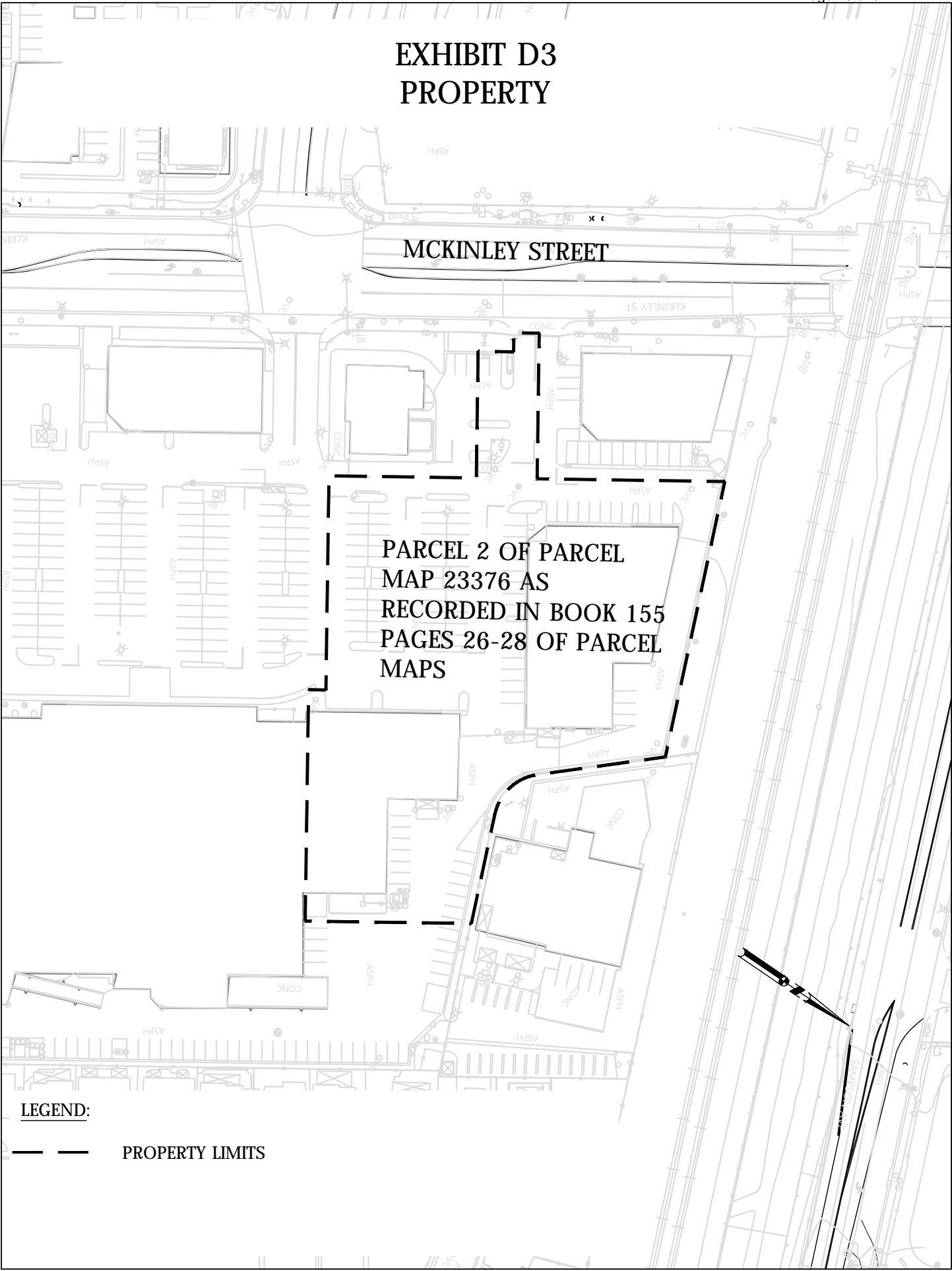


EXHIBIT D4
LEGAL DESCRIPTION
INGRESS/EGRESS EASEMENT

Being a portion of Parcel 2, in the City of Corona, County of Riverside, State of California, as shown by Parcel Map 23376 on file in Book 155, Pages 26 through 28 inclusive of Parcel Maps, Records of Riverside County, more particularly described as follows:

COMMENCING at the intersection of the centerline of McKinley Street (100.00 feet wide) with the centerline of Magnolia Avenue (112.00 feet wide);

THENCE northwesterly along said centerline of McKinley Street North 34°03'17" West 496.08 feet;

THENCE, perpendicular, North 55°56'43" East, 65.00 feet to the southerly corner of Parcel 3 of said Parcel Map;

THENCE leaving said point, and continuing along said line North 55°56'43" East, 100.00 feet to the easterly corner of said Parcel 3;

THENCE North 34°03'17" West, 9.70 feet to the southerly most corner of Parcel 2 of said Parcel Map;

THENCE along the southeasterly line of said Parcel 2 North 55°56'43" East, 23.56 feet to the **TRUE POINT OF BEGINNING**;

THENCE leaving said point, and continuing along said line North 55°56'43" East, 12.56 feet to the beginning of a non-tangent curve, concave Southwest, having a radius of 50.00 feet, the initial radial of which bears North 55°36'18" East;

THENCE northwesterly along said curve, through a central angle of 29°44'58", an arc length of 25.96 feet;

THENCE North 64°08'40" West, 14.84 feet to the beginning of a curve to the right, having a radius of 70.00 feet;

THENCE northwesterly along said curve, through a central angle of 30°05'23", an arc length of 36.76 feet;

THENCE North 34°03'17" West, 35.45 feet to the beginning of a curve to the right, having a radius of 46.25 feet;

THENCE northwesterly along said curve, through a central angle of 18°55'29", an arc length of 15.28 feet to the beginning of a reverse curve, having a radius of 46.25 feet;

THENCE Northwesterly along said curve, through a central angle of 18°55'29", an arc length of 15.28 feet;

THENCE North 34°03'17" West, 152.57 feet to the beginning of a curve, concave East, having a radius of 15.00 feet;

THENCE northerly along said curve, through a central angle of 101°21'03", an arc length of 26.53 feet to a point on the northwesterly line of said Parcel 2;

THENCE along said northwesterly line of Parcel 2 South 67°17'12" West, 30.55 feet;

THENCE South 34°03'17" East, 173.29 feet to the beginning of a curve to the right, having a radius of 46.25 feet;

EXHIBIT D4
LEGAL DESCRIPTION
INGRESS/EGRESS EASEMENT
(CONTINUED)

THENCE southeasterly along said curve, through a central angle of 18°55'29", an arc length of 15.28 feet to the beginning of a reverse curve, having a radius of 46.25 feet;

THENCE southeasterly along said curve, through a central angle of 18°55'29", an arc length of 15.28 feet;

THENCE South 34°03'17" East, 38.67 feet to the beginning of a curve to the left, having a radius of 70.00 feet;

THENCE southeasterly along said curve, through a central angle of 30°05'23", an arc length of 36.76 feet;

THENCE South 64°08'40" East, 13.86 feet to the beginning of a curve to the right, having a radius of 50.00 feet;

THENCE southeasterly along said curve, through a central angle of 27°01'17", an arc length of 23.58 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 0.089 acres, more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit D5.



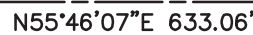
Davis Thresh, P.L.S. No. 6868

4/09/2020

Dated



INGRESS/EGRESS EASEMENT



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REV0



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject INGRESS/EGRESS EASEMENT
APN 172-050-001-005
 Job No. 20180990
 By NP Date 4/09/20 Chkd. WS
 SHEET 1 OF 2

EXHIBIT D5

INGRESS/EGRESS EASEMENT

LINE TABLE		
	DIRECTION	LENGTH
L1	N55°56'43"E	65.00'
L2	N55°56'43"E	100.00'
L3	N34°03'17"W	9.70'
L4	N55°56'43"E	23.56'
L5	N55°56'43"E	12.56'
L6	N64°08'40"W	14.84'
L7	N34°03'17"W	35.45'
L8	N34°03'17"W	152.57'
L9	S67°17'12"W	30.55'
L10	S34°03'17"E	173.29'
L11	S34°03'17"E	38.67'
L12	S64°08'40"E	13.86'
L13	N34°03'17"W	116.30'
L14	N55°56'43"E	100.00'
L15	N34°03'17"W	28.00'
L16	N55°56'43"E	10.00'
L17	N34°03'17"W	20.86'

LINE TABLE			
	DIRECTION	LENGTH	
L18	N55°56'43"E	115.00'	
L19	N34°03'17"W	148.24'	
L20	N34°03'17"W	13.66'	
L21	N55°56'43"E	132.95'	
CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	50.00'	29°44'58"	25.96'
C2	70.00'	30°05'23"	36.76'
C3	46.25'	18°55'29"	15.28'
C4	46.25'	18°55'29"	15.28'
C5	15.00'	101°21'03"	26.53'
C6	46.25'	18°55'29"	15.28'
C7	46.25'	18°55'29"	15.28'
C8	70.00'	30°05'23"	36.76'
C9	50.00'	27°01'17"	23.58'
C10	15.00'	19°29'54"	5.10'
C11	40.20'	69°43'13"	48.92'

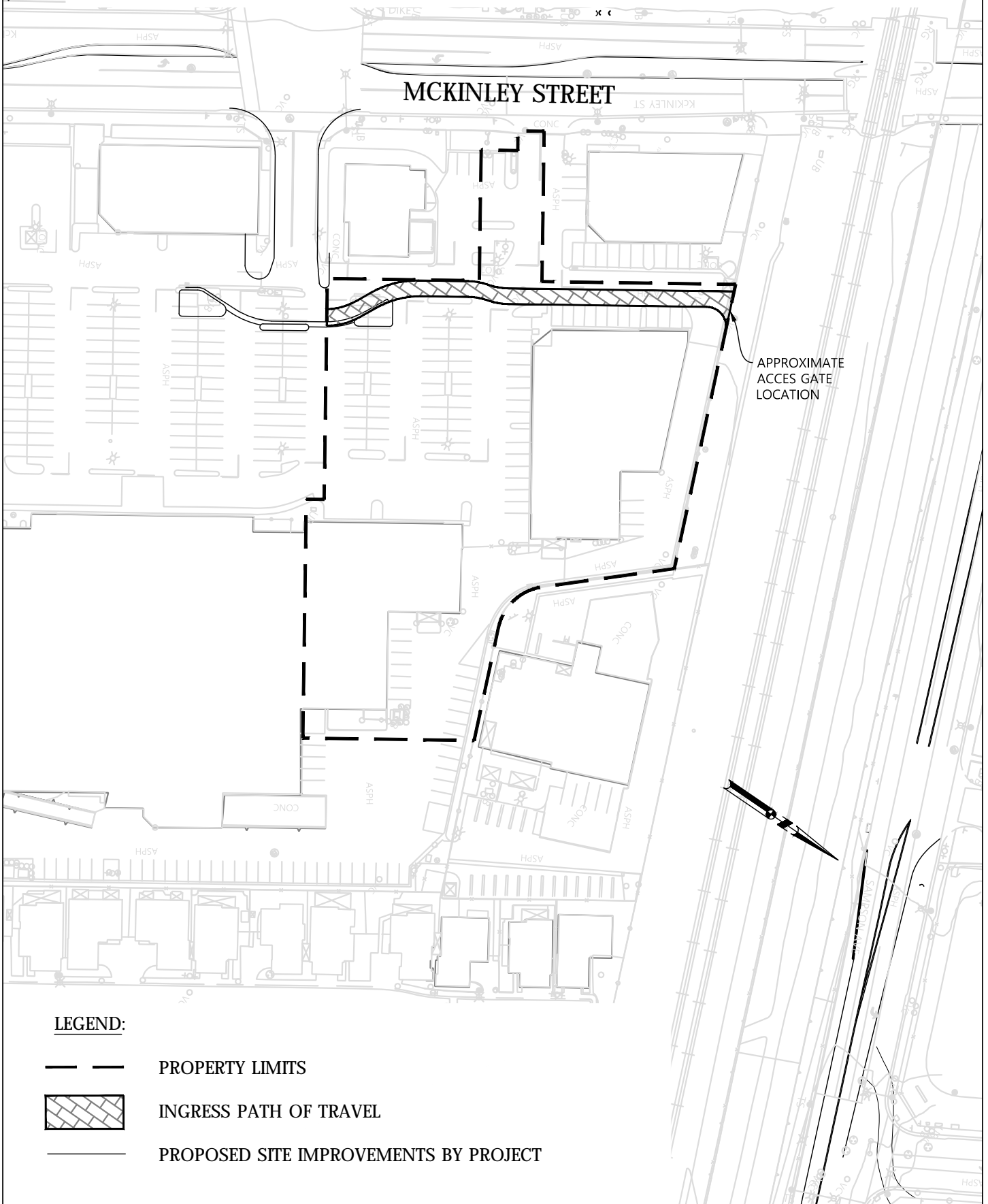
CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION – REVO

4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject INGRESS/EGRESS EASEMENT
APN 172-050-001-005
 Job No. 20180990
 By NP Date 4/09/20 Chkd. WS
 SHEET 2 OF 2

EXHIBIT D6
INGRESS/EGRESS PATH OF TRAVEL EXHIBIT



**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
APN: 172-050-005, 172-050-001, 172-050-002, 172-050-003
PARCEL ID: MSGS-013B-E
COMMERCIAL PROPERTY**

The parcel of land described in Exhibit "E1" is to be used for temporary construction purposes by City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the "City") in connection with the construction of the McKinley Grade Separation Project ("Project"). The right of usage acquired for the non-exclusive temporary construction easement parcel described in Exhibit "E1" and depicted in Exhibit "E2" ("TCE") shall be for a period of twenty-four (24) consecutive months. However, the actual physical construction activities within the TCE area shall be limited to a period of three (3) consecutive months within the twenty-four (24) month TCE period (the "Construction Period"). During the Construction Period, the City's use and occupancy of the TCE will remain non-exclusive.

The City expressly reserves the right to convey, transfer or assign the TCE subject to the same rights and limitations described herein.

Work Description / Easement Provisions:

- The City shall provide the owner(s) and occupant(s) of the property subject to this TCE a minimum of thirty (30)-days written notice as to when the Construction Period will commence.
- The City's work activities shall include:
 - Removal of asphalt, concrete curbs, landscaping, drainage facilities and infrastructure and other features as required for the Project.
 - Re-profile the driveway ramp at the intersection with Estelle Street to accommodate the increase in elevation of approximately fifteen (15) feet at the McKinley Street/Estelle Street intersection.
 - Install new driveway entrance just north of Magnolia Avenue/McKinley Street intersection, this driveway shall be incorporated herein by reference ("New Driveway").
 - Reconfigure and regrade portions of the parking lot area/drive aisles at the bottom of the new driveways from McKinley Street to maintain circulation.
 - Construct curbs, gutters, retaining walls for new driveways from McKinley Street.
 - Construct drainage improvements including storm drain pipes, inlets, and grates necessary to drain parking areas/drive aisles at the bottom of the new driveways from McKinley Street.
- Six (6) parking stalls immediately adjacent to the proposed driveway at the Estelle Street/McKinley Street intersection will be permanently removed, this driveway shall be incorporated herein by reference ("Estelle Driveway").
- In addition to the six (6) permanently removed parking stalls, eleven (11) parking stalls near the Estelle Driveway will be inaccessible for up to one (1) month of the Construction Period. Construction activities shall occur to not create concurrent parking inaccessibility for both the Estelle Driveway and New Driveway, each driveway area including adjacent drainage and parking lot modifications shall be constructed while the other area is open/accessible to vehicular and pedestrian traffic by the property owner and their customers, employees, representatives, vendors, and maintenance staff.

- No driveway entrance will be accessible along McKinley for three (3) consecutive calendar days prior to the temporary closure of the Estelle Driveway. During this three (3) consecutive day period, the City will install a temporary driveway entrance ("Temporary Driveway") located just north of the Magnolia Avenue / McKinley Street intersection to match existing sidewalk grade. Upon completion of the Temporary Driveway, access to the property along McKinley Street shall be limited to right in / right out movement from one driveway entrance for up to six (6) consecutive months, all access along Magnolia Avenue shall remain the same during this period of time. During this six (6) month period, the Estelle Driveway permanent improvements will be constructed restricting access along McKinley Street through the Temporary Driveway. Upon completion of all Estelle Driveway permanent improvements and made open and accessible to McKinley Street, the City will remove the Temporary Driveway and install the New Driveway improvements restricting access from McKinley Street through the Estelle Driveway.
- Drive thru access to the existing Lucky Greek Restaurant shall be fully accessible by the Property Owner and their customers, employees, representatives, vendors, and maintenance staff during the Construction Period during the hours of 7 am through 10 pm every day, including weekends. Drive thru access shall not be accessible to the Property Owner and their customers, employees, representatives, vendors, and maintenance staff during the Construction Period during the hours of 10 pm through 7 am every day, including weekends
- Prior to construction / removal activities, the City shall examine existing irrigation and install as necessary temporary irrigation facilities, including but not limited to sprinklers, piping, and control valves, to maintain existing pattern and zones outside of construction area.
- The City shall maintain all existing drainage patterns during construction, including installation of temporary drainage facilities as necessary, such that drainage is not impeded on property or right of way.
- Reasonable pedestrian and vehicular access to the property shall be maintained.
- Improvements within the TCE area will be removed as needed by the City to allow for construction activities. Any improvements so removed will either be replaced in kind or included in the compensation paid by the City.
- Prior to the termination of the Construction Period, the City will remove from the TCE area all construction equipment including any temporary fence, temporary improvements, and all construction related debris.

EXHIBIT E1
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

Those portions of Parcels 2, 3, and 4, in the City of Corona, County of Riverside, State of California, as shown by Parcel Map 23376 on file in Book 155, Pages 26 through 28 inclusive of Parcel Maps, Records of Riverside County, more particularly described as follows:

PORTION 1:

COMMENCING at the intersection of the centerline of McKinley Street (100.00 feet wide) with the centerline of Magnolia Avenue (112.00 feet wide);

THENCE northwesterly along said centerline of McKinley Street North 34°03'17" West 297.58 feet;

THENCE, perpendicular, North 55°56'43" East, 65.00 feet to a point on the southwesterly line of said Parcel 5, said point also being the southerly corner of Parcel 4 of said Parcel Map, said point also being the **TRUE POINT OF BEGINNING 1**;

THENCE leaving said point, and continuing North 55°56'43" East, 18.50 feet to a point on the southeasterly line of said Parcel 4, said point will be hereafter known as **Point A**;

THENCE North 34°03'17" West, 41.25 feet;

THENCE South 55°56'43" West, 18.50 feet to a point on the southwesterly line of said Parcel 4;

THENCE along said southwesterly line of Parcel 4, South 34°03'17" East, 41.25 feet to the **TRUE POINT OF BEGINNING 1**.

Containing an area of 0.017 acres, more or less.

PORTION 2:

COMMENCING at the point referred to as **Point A** above;

THENCE North 55°56'43" East, 65.50 feet along the southeasterly line of said Parcel 4 to the easterly corner of said Parcel 4;

THENCE North 34°03'17" West, 77.67 feet along the northeasterly line of said Parcel 4 to the **TRUE POINT OF BEGINNING 2**;

THENCE continuing along said line North 34°03'17" West, 85.83 feet to the northerly corner of said Parcel 4;

THENCE South 55°56'43" West, 77.02 feet along the northwesterly line of said Parcel 4 to a point that will be hereafter known as **Point B**;

THENCE leaving said northwesterly line of Parcel 4 South 34°03'17" East, 1.04 feet;

THENCE South 55°56'43" West, 5.76 feet;

THENCE South 00°40'19" West, 2.13 feet to a point on the southwesterly line of said Parcel 4;

THENCE along said southwesterly line of Parcel 4, South 34°03'17" East, 5.71 feet;

THENCE North 55°56'43" East, 66.47 feet;

THENCE South 34°03'17" East, 77.34 feet;

EXHIBIT E1
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
(CONTINUED)

THENCE North 55°55'07" East, 17.53 feet to the **TRUE POINT OF BEGINNING 2.**

Containing an area of 0.047 acres, more or less.

PORTION 3:

COMMENCING at the point referred to as **Point B** above;

THENCE North 34°03'17" West, 35.00 feet to a point on the southeasterly line of Parcel 3 of said Parcel Map, said point also being the **TRUE POINT OF BEGINNING 3;**

THENCE leaving said point, and continuing along said line North 34°03'17" West, 3.49 feet;

THENCE South 55°56'43" West, 5.56 feet;

THENCE North 69°00'12" West, 2.48 feet to a point on the southwesterly line of said Parcel 3;

THENCE North 34°03'17" West, 318.46 feet along said southwesterly line of Parcel 3 to the beginning of a non-tangent curve, concave North, having a radius of 15.00 feet, from said point a radial line bears North 55°56'42" East, said will be hereafter known as **Point C;**

THENCE Easterly along said curve, through a central angle of 89°59'59", an arc length of 23.56 feet ;

THENCE North 55°56'43" East, 61.80 feet;

THENCE North 34°03'17" West, 17.28 feet;

THENCE North 55°56'43" East, 5.55 feet;

THENCE North 34°03'17" West, 47.61 feet;

THENCE North 55°56'43" East, 17.65 feet to a point on the northeast line of said Parcel 3;

THENCE leaving said point and continuing North 55°56'43" East 62.18 feet;

THENCE South 34°03'01" East, 64.17 feet to a points on the southeast line of Parcel 2 of said Parcel Map;

THENCE along said southeasterly line of Parcel 2 South 55°56'43" West, 62.17 feet;

THENCE South 34°03'17" East, 9.70 feet;

THENCE South 55°56'43" West, 93.02 feet to the **TRUE POINT OF BEGINNING 3.**

Containing an area of 0.141 acres, more or less.

PORTION 4:

COMMENCING at the point referred to as **Point C** above;

Thence North 34°03'17" West, 69.51 feet to the **TRUE POINT OF BEGINNING 3;**

EXHIBIT E1
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
(CONTINUED)

Thence leaving said point, and continuing along said line North 34°03'17" West, 20.00 feet;

Thence North 55°56'43" East, 10.00 feet;

Thence South 34°03'17" East, 20.00 feet;

Thence South 55°56'43" West, 10.00 feet to the **TRUE POINT OF BEGINNING 3.**

Containing an area of 200 square feet or 0.004 acres, more or less.

As shown on plat attached hereto and by this reference made part hereof as Exhibit E2.



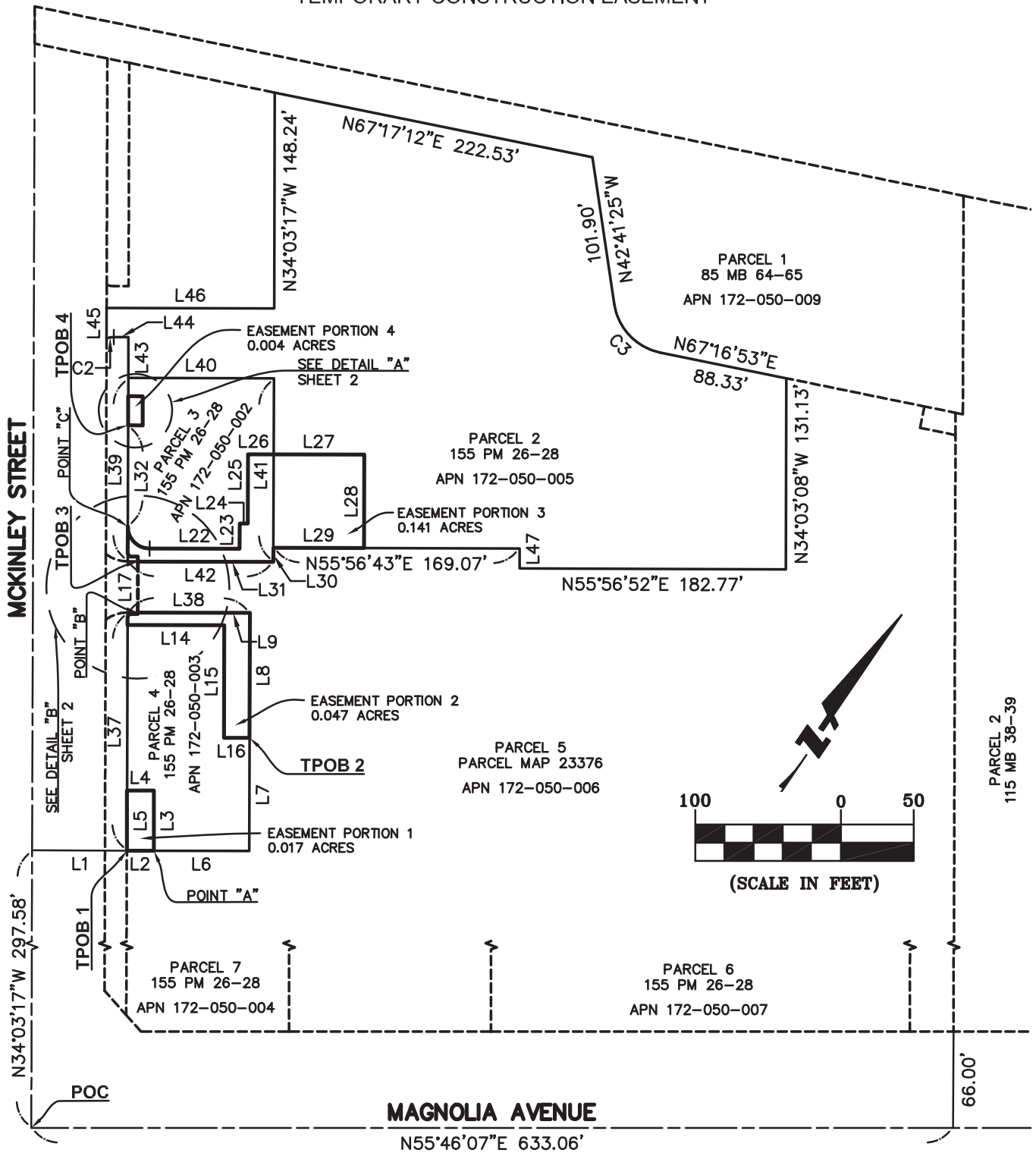
Davis Thresh, P.L.S. No. 6868

4/07/2020

Dated



EXHIBIT E2 TEMPORARY CONSTRUCTION EASEMENT



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REVO



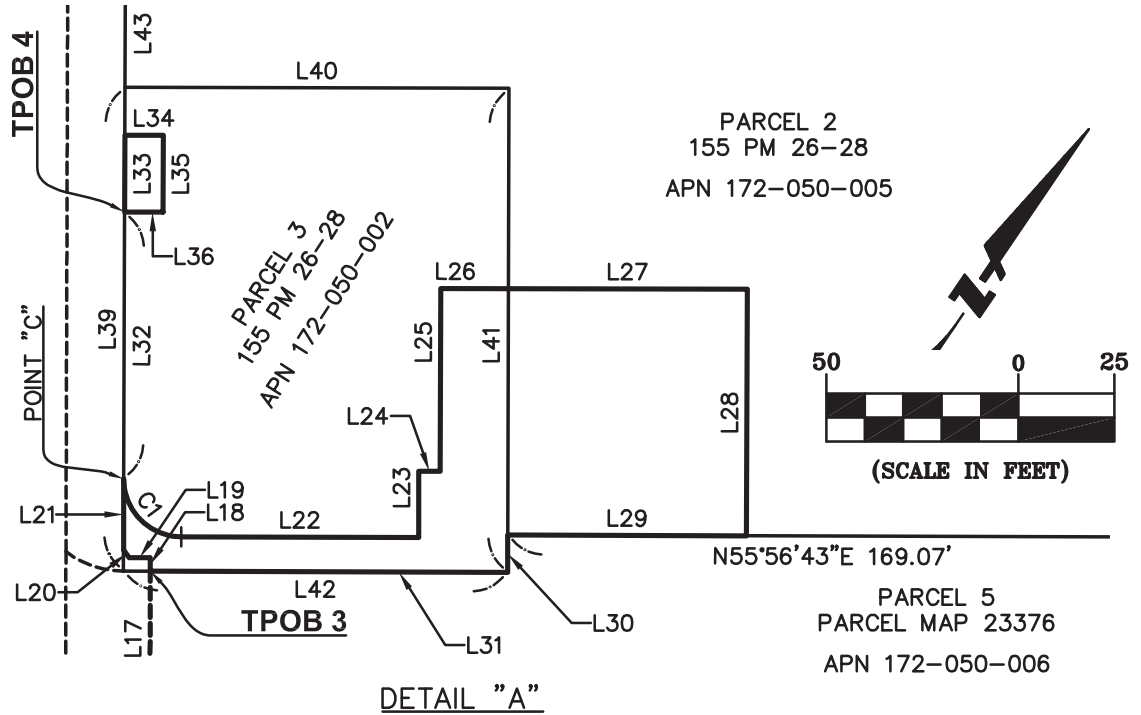
4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject TEMPORARY CONSTRUCTION
EASEMENT - APN 172-050-001-005
Job No. 20180990
By NP Date 4/07/20 Chkd. WS
SHEET 1 OF 3

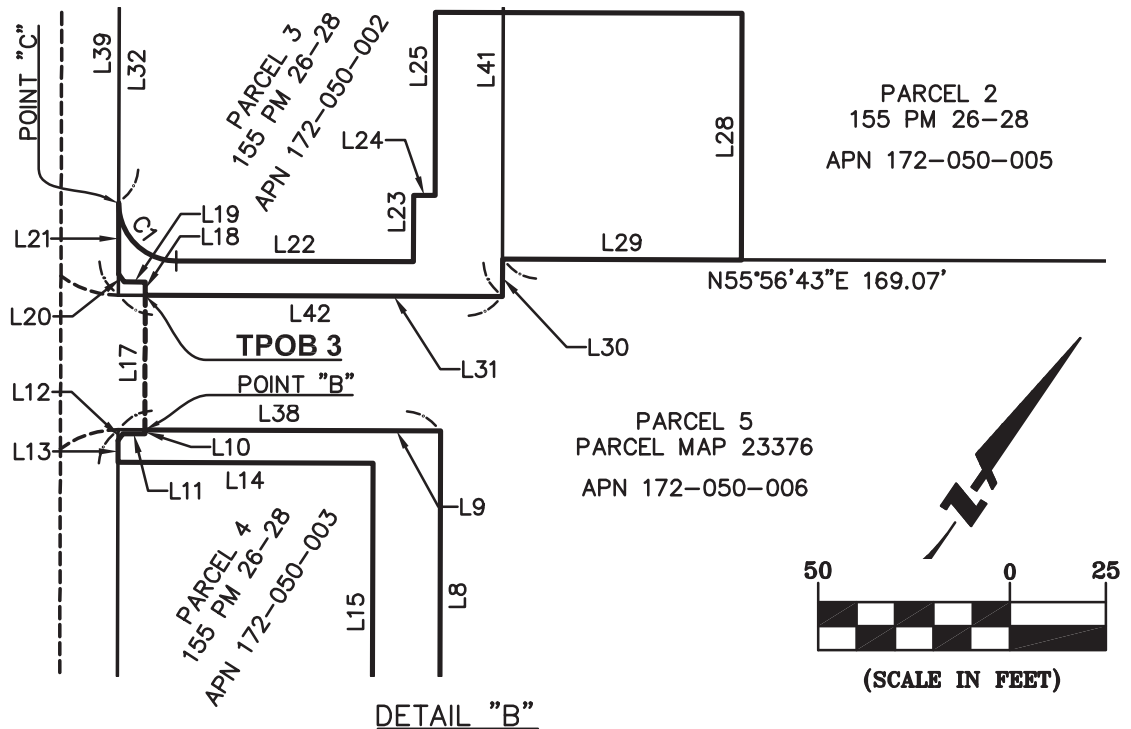
EXHIBIT E2

TEMPORARY CONSTRUCTION EASEMENT

MCKINLEY STREET



MCKINLEY STREET



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REVO



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject TEMPORARY CONSTRUCTION
EASEMENT - APN 172-050-001-005
Job No. 20180990
By NP Date 4/07/20 Chkd. WS
SHEET 2 OF 3

EXHIBIT E2

TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE		
	DIRECTION	LENGTH
L1	N55°56'43"E	65.00'
L2	N55°56'43"E	18.50'
L3	N34°03'17"W	41.25'
L4	S55°56'43"W	18.50'
L5	S34°03'17"E	41.25'
L6	N55°56'43"E	65.50'
L7	N34°03'17"W	77.67'
L8	N34°03'17"W	85.83'
L9	S55°56'43"W	77.02'
L10	S34°03'17"E	1.04'
L11	S55°56'43"W	5.76'
L12	S0°40'19"W	2.13'
L13	S34°03'17"E	5.71'
L14	N55°56'43"E	66.47'
L15	S34°03'17"E	77.34'
L16	N55°55'07"E	17.53'
L17	N34°03'17"W	35.00'
L18	N34°03'17"W	3.49'
L19	S55°56'43"W	5.56'
L20	N69°00'12"W	2.48'

LINE TABLE		
	DIRECTION	LENGTH
L21	N34°03'17"W	18.46'
L22	N55°56'43"E	61.80'
L23	N34°03'17"W	17.28'
L24	N55°56'43"E	5.55'
L25	N34°03'17"W	47.61'
L26	S55°56'43"W	17.65'
L27	S55°56'43"W	62.18'
L28	S34°03'01"E	64.17'
L29	S55°56'43"W	62.17'
L30	S34°03'17"E	9.70'
L31	S55°56'43"W	93.02'
L32	N34°03'17"W	69.51'
L33	N34°03'17"W	20.00'
L34	N55°56'43"E	10.00'
L35	S34°03'17"E	20.00'
L36	S55°56'43"W	10.00'
L37	N34°03'17"W	163.50'
L38	N55°56'43"E	84.00'
L39	N34°03'17"W	126.00'
L40	N55°56'43"E	100.00'

LINE TABLE		
	DIRECTION	LENGTH
L41	N34°03'17"W	126.00'
L42	N55°56'43"E	100.00'
L43	N34°03'17"W	28.00'
L44	N55°56'43"E	10.00'
L45	N34°03'17"W	20.86'
L46	N55°56'43"E	115.01'
L47	N34°03'17"W	13.66'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	15.00'	89°59'59"	23.56'
C2	15.00'	19°29'54"	5.10'
C3	40.20'	69°43'13"	48.92'

CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION – REVO

4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject TEMPORARY CONSTRUCTION
EASEMENT – APN 172-050-001-005
 Job No. 20180990
 By NP Date 4/07/20 Chkd. WS
 SHEET 2 OF 3

**TEMPORARY CONSTRUCTION EASEMENT
ATTACHMENT TO LEGAL DESCRIPTION
APNs: 172-050-005, 172-050-001, 172-050-002, 172-050-003
PARCEL ID: MSGS-013B-E
COMMERCIAL PROPERTY**

The City of Corona seeks to acquire a Temporary Construction Easement ("TCE") for the removal and relocation of private utility service purposes by City of Corona, a Municipal Corporation, and its employees, agents, representatives, contractors, successors and assigns (collectively, the "City") in connection with the construction of the McKinley Grade Separation Project ("Project"). The right of usage acquired for the non-exclusive TCE for removal and relocation of private utility services over, above, on, under, in, within, across, along, about and through that portion of land described in Exhibit "F-1" and depicted in Exhibit "F-2" ("Utility TCE") shall be for a period of twenty four (24) consecutive months. A Preliminary Utility Design Improvement Plan for the portion(s) of the Project located on the property is attached as Exhibit "F-3" and incorporated herein by reference ("Plan"). The City's use and occupancy of the Utility TCE will remain non-exclusive.

The City expressly reserves the right to convey, transfer or assign the Utility TCE subject to the same rights and limitations described herein.

Work Description / Easement Provisions:

- The City shall provide the owner(s) and occupant(s) of the property subject to this TCE a minimum of thirty (30)-days written notice as to when work will commence.
- The City's work activities shall include and be incorporated herein by reference ("Utility Work"):
 - Removal and/or abandonment of existing underground electric, telephone, domestic/landscape water, sewer and gas private service lines that will no longer provide active service due to utility main line relocations along McKinley Street associated with the Project.
 - Installation and/or relocation of underground conduit, conductors, pipe, vaults, pads, manholes, transformers, meters, backflow prevention assemblies, and appurtenance equipment associated with replacing underground electric, telephone, domestic/landscape water, sewer and gas private service lines.
 - Utility trench work, asphalt pavement/concrete curb/landscape removal and repair, and trench backfill operations as required for the removal and relocation of private utility services.
 - Location of temporary electrical generators as necessary to supply power to buildings located within the property.
- All Utility Work will be performed within the area depicted as approximate work area limits in Exhibit "F-3" ("Work Area Limits") from 10 P.M. to 6 A.M. with the City demobilizing from the site each day and repairing the parking lot, drive aisles, restaurant drive throughs and associated approaches and exits, as well as landscaped areas as necessary to match existing similar conditions prior to commencement of Utility Work. The City will not store equipment, materials, vehicles, and personnel within the property associated with Utility Work throughout the hours of 6 A.M. to 10 P.M. The City will haul away and remove all debris, rubble, and materials associated with Utility Work prior to 6 A.M. Additionally, the City will not restrict access to the property owner, employees, customers, agents, representatives, contractors, vendors, suppliers, and successors necessary for any shipping, loading, or business operation purposes during the hours of 10 P.M. through 6 A.M. when Utility Work is performed.

- The completion of all Utility Work will result in permanent relocation of underground conduit, conductors, pipes, vaults, pads, manholes, transformers, meters, backflow prevention assemblies and appurtenance equipment associated with relocated private electric, telephone, domestic/landscape water, sewer and gas private services.
- Existing electric, telephone, domestic/landscape water, sewer and gas private services shall remain operational during periods of Utility Work with any necessary temporary shut offs to occur between the hours of 10 P.M. and 6 A.M. The City will provide a minimum of ten (10) working days' notice to the property owner prior to commencement of temporary shut off to private utility services if temporary shutoff is necessary. All services shall be restored in full operation before 6 A.M. each day, unless the private electric service require continued temporary shutoff after 6 A.M. for any day during Utility Work period. The City will provide provisions to have temporary electric generators on the property to maintain continued electric service and located in a manner such that they will not impede vehicular or pedestrian access through the parking lots and to the buildings, and will be removed before the end of each day once the private electrical service is operational.
- The final location of any water meters and backflow prevention assembly structures shall be located in proposed landscaped areas and not within the parking lot.
- Prior to construction / removal activities, the City shall examine existing irrigation and install as necessary temporary irrigation facilities, including but not limited to sprinklers, piping, and control valves, to maintain existing pattern and zones outside of construction area.
- The City shall maintain all existing drainage patterns during construction, including installation of temporary drainage facilities as necessary, such that drainage is not impeded on property or right of way.
- Reasonable pedestrian and vehicular access to the property shall be maintained.
- Improvements within the TCE area will be removed as needed by the City to allow for construction activities. Any improvements so removed will be replaced in kind by the City.
- Prior to the termination of the Construction Period, the City will remove from the TCE area all construction equipment including any temporary fence, temporary improvements, and all construction related debris

**EXHIBIT F1
LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCELS 1, 2, 3, 4 AND 6, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 23376, ON FILE IN BOOK 155, PAGE(S) 26 THROUGH 28 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND RIGHT OF VEHICULAR PARKING, UPON, OVER, AND ACROSS THE COMMON AREA, AS SET FORTH IN DECLARATION OF ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED FEBRUARY 15, 1989 AS INSTRUMENT NO. 47351 OF OFFICIAL RECORDS.

APN: 172-050-001-2, 002-3, 003-4, 005-6, 007-8

AND:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 7 AS SHOWN BY PARCEL MAP NO. 23376, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 155, PAGES 26 THROUGH 28 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

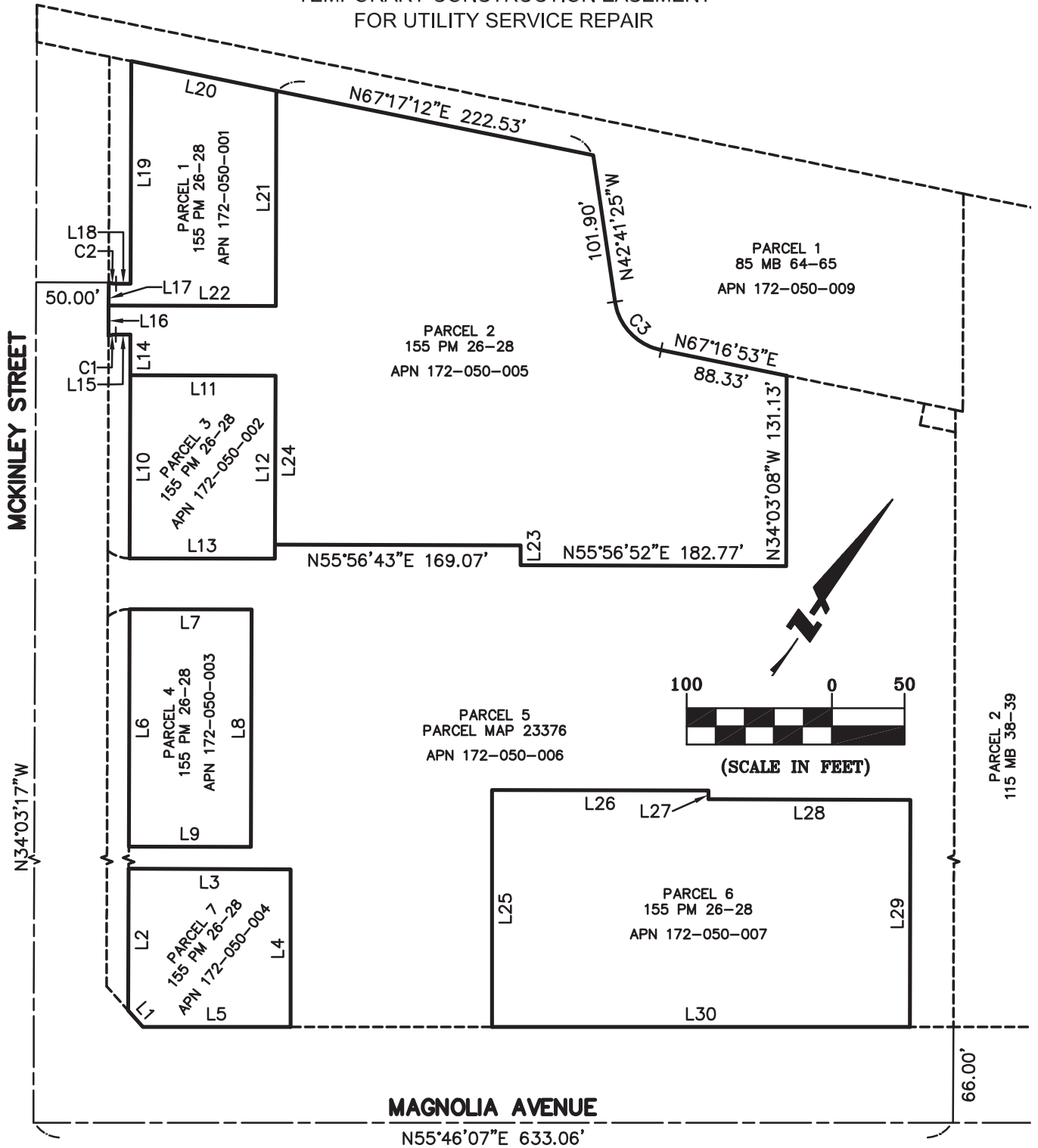
PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND RIGHT OF VEHICULAR PARKING UPON, OVER AND ACROSS THE COMMON AREA, AS SET FORTH IN DECLARATION OF ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED FEBRUARY 15, 1989 AS INSTRUMENT NO. 47351 OF OFFICIAL RECORDS.

APN: 172-050-004-5

EXHIBIT F2

TEMPORARY CONSTRUCTION EASEMENT FOR UTILITY SERVICE REPAIR



CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION - REVO



4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject TCE FOR UTILITY SERVICE REPAIR
APN 172-050-001-005
Job No. 20180990
By NP Date 4/09/20 Chkd. WS
SHEET 1 OF 2

EXHIBIT F2

TEMPORARY CONSTRUCTION EASEMENT FOR UTILITY SERVICE REPAIR

LINE TABLE		
	DIRECTION	LENGTH
L1	N75°54'48"W	15.13'
L2	N34°03'17"W	97.59'
L3	N55°56'43"E	111.48'
L4	N34°13'53"W	108.54'
L5	N55°46'07"E	101.72'
L6	N34°03'17"W	163.50'
L7	N55°56'43"E	84.00'
L8	N34°03'17"W	163.50'
L9	N55°56'43"E	84.00'
L10	N34°03'17"W	126.00'
L11	N55°56'43"E	100.00'
L12	N34°03'17"W	126.00'
L13	N55°56'43"E	100.00'
L14	N34°03'17"W	28.00'
L15	N55°56'43"E	10.00'
L16	N34°03'17"W	20.86'
L17	N34°03'17"W	15.86'
L18	N55°56'43"E	10.00'

LINE TABLE		
	DIRECTION	LENGTH
L19	N34°03'17"W	153.30'
L20	N67°17'12"E	102.00'
L21	N34°03'17"W	148.24'
L22	N55°56'43"E	115.00'
L23	N34°03'17"W	13.66'
L24	N34°03'17"W	116.30'
L25	N34°13'53"W	163.15'
L26	N55°56'52"E	149.01'
L27	N34°03'08"W	6.00'
L28	N55°56'52"E	139.02'
L29	N34°03'08"W	156.25'
L30	N55°46'07"E	287.52'

CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	15.00'	19°29'54"	5.10'
C2	15.00'	19°32'20"	5.12'
C3	40.20'	69°43'13"	48.92'

CITY OF CORONA
RIVERSIDE COUNTY, CALIFORNIA

PLAT TO ACCOMPANY LEGAL DESCRIPTION – REVO

4675 MACARTHUR COURT
SUITE 400
NEWPORT BEACH, CA 92660
949-526-8460
949-526-8499 (FAX)

Subject TCE FOR UTILITY SERVICE REPAIR
APN 172-050-001-005
 Job No. 20180990
 By NP Date 4/09/20 Chkd. WS
 SHEET 2 OF 2

EXHIBIT F3 PRELIMINARY UTILITY DESIGN IMPROVEMENT PLAN

