


EXHIBIT 'B'





ASSESSORS PARCEL NO. (APN) 348-010-59
 OWNER: SAN DIEGO UNIFIED SCHOOL DISTRICT
 (SDUSD)

REFERENCES: ROS 8241, MAP 10462, ROS 14492,
 CITY DWGS 11898-5,6-D; 17261-D

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS OF THIS PLAT IS THE
 SOUTH LINE OF MAP 10462 I.E. N64°05'14" E

LEGEND

-  SEWER EASEMENT ACQUIRED
CONTAINING 7,083.7 SF (0.163 AC)
- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- POT POINT OF TERMINUS
- CL CENTERLINE
- PAR PARCEL
- [] RECORD DATA AS SHOWN
- P.L. PUEBLO LOT PER MAP 36
- U.N.PL UN-NUMBERED PUEBLO LOT
- S- EXISTING SEWER LINE, APPROXIMATE

-  TEMP CONSTRUCTION AREA
GRANTED BY SEPARATE DOCUMENT
-  EASEMENTS PER 11898-D
-  DRAINAGE
-  SLOPE

PLOTTABLE EASEMENT NOTES:

STEWART TITLE REPORT 01180-276858 7/11/17

ESMT = EASEMENT; NP = NOT PLOTTABLE

- | # PURPOSE, | DOC. | RECORDED | NOTES |
|-------------------------|--------------|------------------------------|--------------------------------|
| 1 STREET/DRAINS | 1965-187536 | 10/14/1965 | (GENESEE 102', DRAINAGE ESMTS) |
| 2 COMMUNICATION | 19 69-184227 | 10/7/1969 | |
| 3 PACTEL | 19 69-189327 | 10/15/1969 | |
| 4 SEWER ESMT | 19 71-189327 | 11/15/1971 | |
| 10 SDGE ESMT | 19 81-000492 | 1/2/1981 | |
| 11 STREET/DRAIN/RELINQ | 81-0143656 | 5/8/1981 | |
| 12 DRAINAGE | 1983-0113296 | (WRONG DOC LINKED TO REPORT) | |
| 19 SEWER EASEMENT | 1996-0503962 | 10/3/1996 | |
| 21 QUITCLAIM SEWER ESMT | 2002-0042075 | 1/17/2002 | (PORTION ESMT. QUITCLAIMED) |
| 22 SEWER ESMT | 2002-0042076 | 1/17/2002 | |

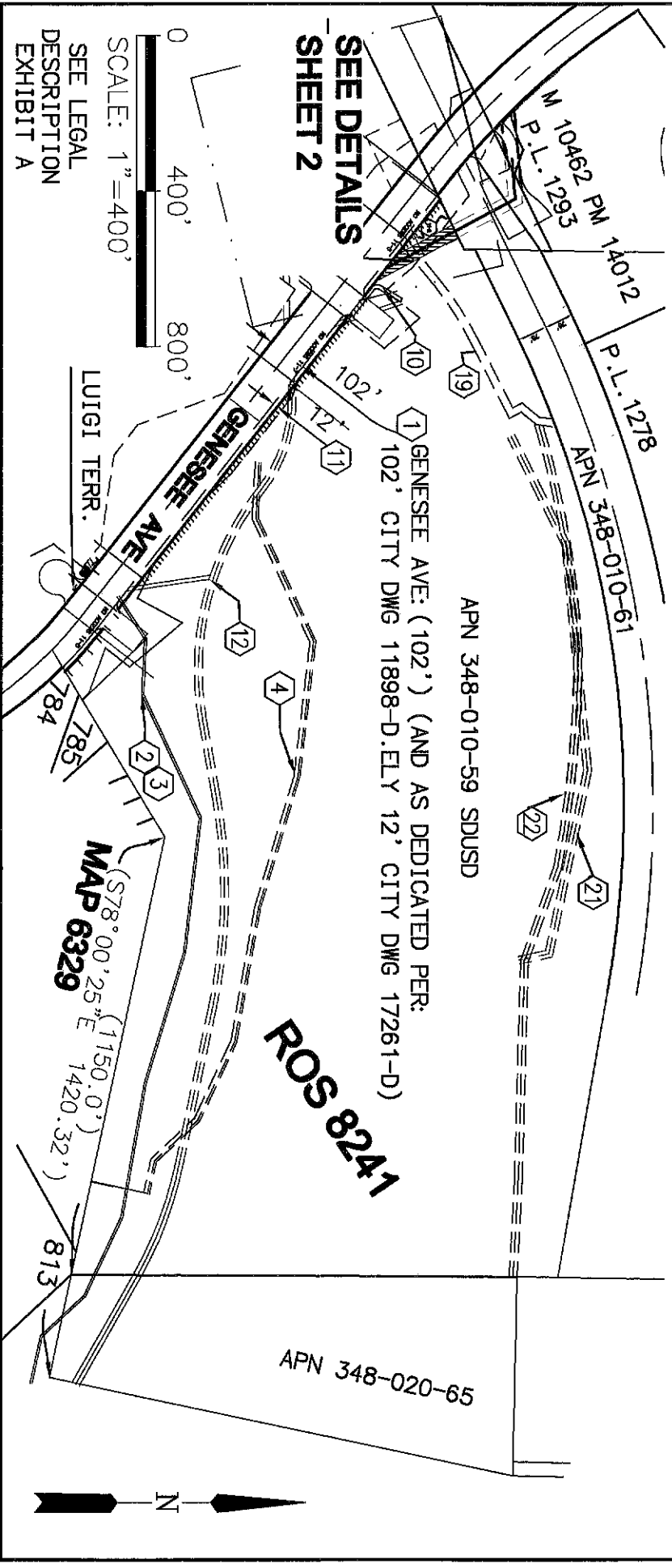
VICINITY MAP
N.T.S.

NOTE: THE FOLLOWING EASEMENTS ARE IN THE VICINITY OF THE PUBLIC SEWER EASEMENT ACQUIRED BUT HAVE NO PLOTTABLE LEGAL DESCRIPTION/LOCATION AND ARE THEREFORE NOT SHOWN HEREON.

7 SDGE 1978-079379 2/28/1978 S OF RR, NP, DEPENDENT ON FACILITY LOCATIONS

8, 9 SEWER ESMT SHOWN ON ROS 8241 NP FROM ROS OR CITY DWG 5138-D, 13644-D (NO DESCRIPTION FOUND)
 EXISTING SEWER LINES ARE SHOWN APPROXIMATE FOR REFERENCE AS TO A POSSIBLE LOCATION FOR 8,9.

20 ENCROACHMENT AGREEMENT 1997-0513323 10/15/1997 NP, EXISTING ROAD SOUTH OF RAILROAD



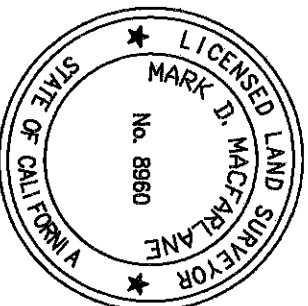
Michael Baker

157879-MBI 6 EXH
B-1.DWG

INTERNATIONAL
 9755 CLAIREMONT MESA BLVD
 SAN DIEGO, CALIFORNIA 92124-1324
 PHONE: 858.614.5000

5.14.2018

MARK D. MACFARLANE, PLS 8960



SEWER EASEMENT

SAN DIEGO UNIFIED SCHOOL DISTRICT PROPERTY
 PORTION OF PUEBLO LANDS, MAP 36

RESOLUTION NO. _____

ADOPTED _____

DOCUMENT NO. 2019-0201799 O.R.

RECORDED MAY 28, 2019

DESCRIPTION BY APPROVED DATE FILMED

8.11.17 MBI-6 SUB1	MBI		
10.11.17 REMOVE PUBLIC	MBI		
1.17.2018 2ND SUB	MBI		
FINAL MTLAR 5.14.2018	MBI		

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 2 SHEET(S)

PTS 585291
I.O. B-15141.02.01

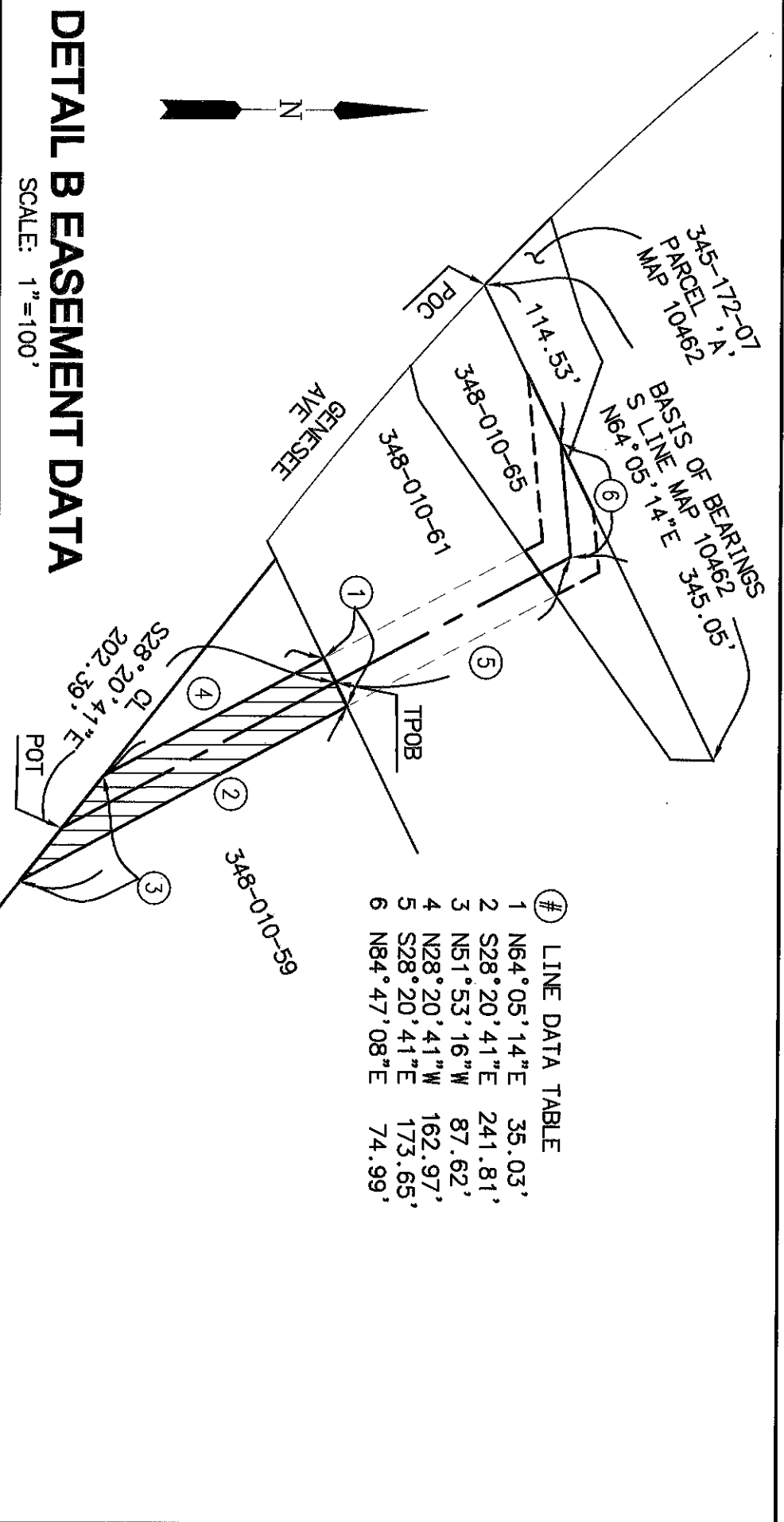
Mark R. Kopy 7/3/18
FOR CITY LAND SURVEYOR DATE

1894-6265
CCS 83 COORDS
254-1705

COMPLETE

STATUS

40470-1-B

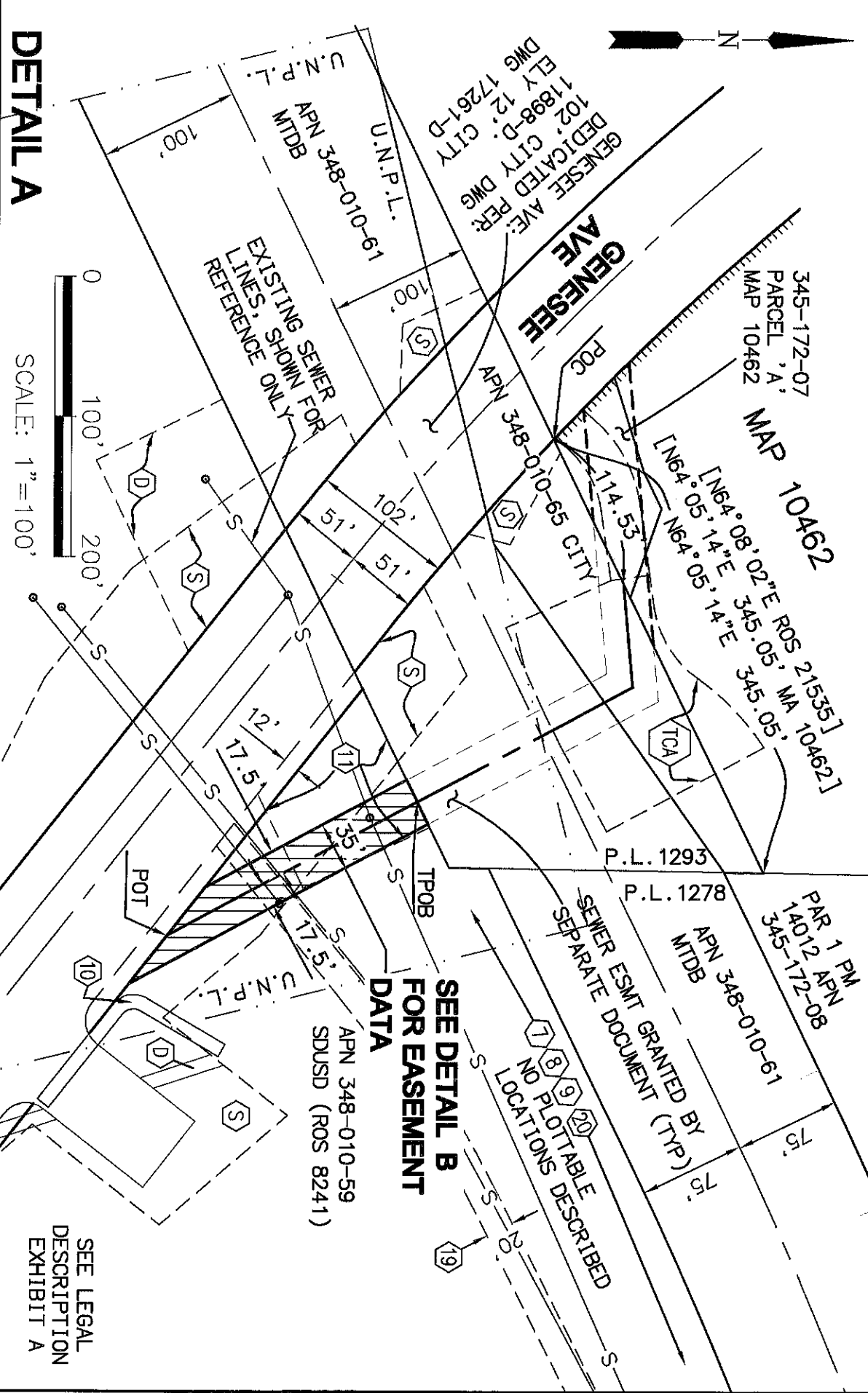


LINE DATA TABLE

1	N64°05'14"E	35.03'
2	S28°20'41"E	241.81'
3	N51°53'16"W	87.62'
4	N28°20'41"W	162.97'
5	S28°20'41"E	173.65'
6	N84°47'08"E	74.99'

DETAIL B EASEMENT DATA

SCALE: 1"=100'



DETAIL A

SCALE: 1"=100'

Michael Baker

157879-MBI 6 EXH
B-2.DWG

INTERNATIONAL
9755 CLAIREMONT MESA BLVD
SAN DIEGO, CALIFORNIA 92124-1324
PHONE: 858.614.5000

SEWER EASEMENT
SAN DIEGO UNIFIED SCHOOL DISTRICT PROPERTY
PORTION OF PUEBLO LANDS, MAP 36

DESCRIPTION	BY	APPROVED DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS	585291
8.16.17 MBI-6 SUB1	MBI			SHEET 2 OF 2 SHEET(S)	I.O. B-15141.02.01	
10.11.17 REMOVE PUBLIC	MBI					1894-6265
1.17.2018 2ND SUB	MBI					CCS 83 COORDS
FINAL MYLAR 5.14.2018	MBI					254-1705
						NAD27 COORDINATES
						40470-2-B

DOC# 2019-0201799



May 28, 2019 02:24 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (SB2 Atkins: \$0.00)

PCOR: N/A

PAGES: 12

Recording Requested By
and When Recorded Mail to:

CITY CLERK
CITY OF SAN DIEGO
MAIL STATION 2A

Originating Dept – DSD/LDR – M.S. 501

GRANT OF EASEMENT AND AGREEMENT

I.O. NO: 24007009

PTS NO: 512339

No Documentary transfer tax due Revenue and Taxation Code 11922
No recording fee pursuant to Government Code 27383

THIS AGREEMENT, made this 25th day of April, 2019
by and between SAN DIEGO UNIFIED SCHOOL DISTRICT, a California public school
district organized and existing under the law of the State of California, hereinafter referred to as
“Grantor”, and CITY OF SAN DIEGO, a municipal corporation in the county of San Diego,
State of California, hereinafter referred to as “Grantee.”

WHEREAS, Grantee desires to acquire a certain easement (“Easement”) in a portion of
Grantor’s property commonly known as University City High School, 6949 Genesee Avenue,
San Diego, CA 92122, (the “Land”), which easement is described in Exhibit “A” and depicted in
Exhibit “B” for a right-of-way for a public sewer easement (“Easement Area”).

NOW, THEREFORE,

1. For good and valuable consideration, the receipt of which is hereby
acknowledged, Grantor hereby grants to Grantee a permanent nonexclusive easement and right-
of-way in/over/under/upon/along/across the Land located as described in Exhibits A and B for so
long as the Easement Area is used exclusively for the purpose(s) of construction, reconstruction,
maintenance, operation and repair of a public sewer and related equipment and improvements,
including all incidents and appurtenances thereto. Grantor expressly reserves for itself, its
successors and its assigns, the right to use the Easement Area subject to the following
conditions: the erecting of buildings, masonry walls, fences and other structures; the planting or

growing of trees; the changing of the surface grade; and the installation of private pipelines shall all be prohibited except by written permission of Grantee.

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

3. This Easement is subject to all liens, encumbrances, covenants, conditions, restrictions, reservations, contracts, leases and licenses, easements, and rights of way pertaining to the Land, whether or not of record. The use of the word "grant" shall not imply any warranty on the part of the Grantor with respect to the Easement or the Easement Area.

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

5. Grantee shall not use, deposit or permit the use or deposit of any hazardous material or toxic waste or other harmful substances on the Land or on any other real property of Grantor adjacent to the Easement Area.

6. Grantee shall not unreasonably interfere with the use by and operation and activities of Grantor on its property, and Grantee shall use such routes and follow such procedures on Grantor's property as result in the least damage and inconvenience to Grantor.

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

8. Grantor may terminate this Easement and all of the rights granted herein any time after one (1) year of continuous non-use of the Easement or the Easement Area by Grantee. In the event of such termination, the Easement shall be vacated pursuant to the provisions of the Streets and Highways Code at the sole cost of the Grantor.

9. Grantee alone shall pay any and all taxes, charges or use fee(s) levied by any governmental agency against Grantee's interest in the Easement Area, or against any of Grantor's real property as a result of the Easement herein granted. Grantee shall not cause liens of any kind to be placed against the Easement Area or any of Grantor's real property.

10. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect except in a subsequent modification in writing, signed by the party to be charged.

11. This instrument and the rights, obligations, covenants and restrictions contained herein shall run with the land and shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

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

GRANTOR: SAN DIEGO UNIFIED SCHOOL DISTRICT

By: Gene Fuller

By: Gene Fuller, Director of Real Estate

LEGALITY AND FORM APPROVED

By: Kimberly A. Chapin

By: Kimberly A. Chapin, Assistant General Counsel II

Approved in public meeting of the Board of Education of
the San Diego Unified School District on

4.23.19

Martha Stultz

Martha Stultz, Board Action Officer, Board of Education

GRANTEE:

CITY OF SAN DIEGO

By: [Signature]

By: Cybele L. Thompson, Director, Real Estate Assets Dept

Approved as to form this 23rd day of May, 20 19.

MARA W. ELLIOTT, City Attorney

By: Melissa Ables
Melissa Ables

Deputy City Attorney

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA,)
COUNTY OF San Diego)

On April 25, 2019 before me, Tracey A. Tinknell, a notary public in and for said County and State, personally appeared Gene Fuller personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.



Tracey A. Tinknell
(Signature of Notary Public)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA,)
COUNTY OF _____)

On _____ before me, _____, a notary public in and for said County and State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

(Signature of Notary Public)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) §
COUNTY OF San Diego)

On May 23, 2019 before me, Teresa Dolores Morse, Notary Public,
Date *Insert Name and Title of Officer Here*

personally appeared Cybele L. Thompson
Name of Signer

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the 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.



Place Notary Seal Above

Signature Teresa Dolores Morse

CERTIFICATE OF ACCEPTANCE

Re: Assessor's Parcel Number: 348-010-59

This is to certify that the interest in real property conveyed by the foregoing deed or grant from the San Diego Unified School District, a California public school district, to the City of San Diego, a municipal corporation, dated May 23, 2019, is hereby accepted pursuant to authority conferred by Resolution No. 250320, adopted by the Council of the City of San Diego on October 1, 1979, and the grantee consents to recordation thereof by its duly authorized officer.

Executed on this 23 day of May, 2019.

CITY OF SAN DIEGO



By: Cybele L. Thompson
Director, Real Estate Assets Department

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE §1189

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STATE OF CALIFORNIA)
) §
COUNTY OF San Diego)

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Date Insert Name and Title of Officer Here

personally appeared Cybele L. Thompson
Name of Signer

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Place Notary Seal Above

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Teresa Dolores Morse

**EXHIBIT A
LEGAL DESCRIPTION
SEWER EASEMENT
APN 348-010-59 (SDUSD)**

A portion of the land granted to the San Diego Unified School District by Grant Deed recorded October 20, 1976 as File/Page 76-360444 of official records (hereinafter referred to as SDUSD land), being a portion of the Pueblo Lands of San Diego in the City of San Diego, County of San Diego, State of California according to Map thereof made by James Pacsoe in 1870, a copy of which said map was filed in the Office of the County Recorder of San Diego County on November 14, 1921, known as Miscellaneous Map No. 36, and described as follows:

A strip of land, 35.00 feet in width, lying 17.50 feet on each side of the following described centerline:

COMMENCING at the southerly most corner of Parcel "A" of Map 10462 filed in the Office of the County Recorder of San Diego County on August 20, 1982 as Instrument No. 82-258477, of official records, being also a point on the northeasterly Right of Way of Genesee Avenue (102 feet wide); thence easterly along the southerly line of said Map 10462 North 64°05'14" East 114.53 feet; thence leaving said line North 84°47'08" East 74.99 feet; thence South 28°20'41" East 173.65 feet to a point on the northerly line of said SDUSD land and the **TRUE POINT OF BEGINNING**; thence continuing South 28°20'41" East 202.39 feet to a point on the southwesterly line of said SDUSD land and the **POINT OF TERMINUS**.

The sidelines of said strip shall be prolonged or shortened so as to begin on said northerly line of SDUSD land and end on said southwesterly line of SDUSD land.

Excepting therefrom any portion not within SDUSD land.

CONTAINING: 7,083.7 square feet or 0.163 acre, more or less.

ATTACHED HERETO IS DRAWING NO. 40470-B LABELED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART HEREOF.

This description was prepared by me or under my direction.

[SEE PAGE 2]



MARK D. MACFARLANE
PLS 8960
Mbi jn 157879 mb1-6
MAY 14, 2018
PTS 585291
I.O. B-15141.02.01
CITY DWG NO.40470-B




EXHIBIT 'B'

ASSESSORS PARCEL NO. (APN) 348-010-59
 OWNER: SAN DIEGO UNIFIED SCHOOL DISTRICT
 (SDUSD)

REFERENCES: ROS 8241, MAP 10462, ROS 14482,
 CITY DWGS 11888-5, 6-D, 17261-D

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS OF THIS PLAT IS THE
 SOUTH LINE OF MAP 10462 I.E. N84°05'14" E

LEGEND




-  SEWER EASEMENT ACQUIRED
CONTAINING 7,083.7 SF (0.163 AC)
- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- POT POINT OF TERMINUS
- CL CENTERLINE
- PAR PARCEL
- [] RECORD DATA AS SHOWN
- P.L. PUEBLO LOT PER MAP 36
- U.N.PL UN-NUMBERED PUEBLO LOT
- 5- 5- EXISTING SEWER LINE, APPROXIMATE

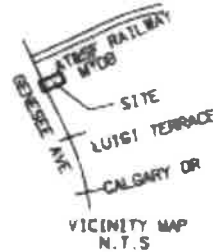
PLOTTABLE EASEMENT NOTES:

STEWART TITLE REPORT 01180-278888 7/11/17

ESMT = EASEMENT; NP = NOT PLOTTABLE

#	PURPOSE	DOC.	RECORDED	NOTES
1	STREET/DRAINS	1965-187536	10/14/1965	(GENESEE 102', DRAINAGE ESMTS)
2	COMMUNICATION	19 89-184227	10/7/1969	
3	PACTEL	19 89-188327	10/15/1969	
4	SEWER ESMT	19 71-188327	11/15/1971	
10	SDGE ESMT	19 81-000402	1/2/1981	
11	STREET/DRAIN/RELING	81-0143655	5/8/1981	
12	DRAINAGE	1983-0113286	(WRONG DOC LINKED TO REPORT)	
19	SEWER EASEMENT	1996-0503962	10/3/1996	
21	QUITCLAIM SEWER ESMT	2002-0042075	1/17/2002	(PORTION ESMT, QUITCLAIMED)
22	SEWER ESMT	2002-0042076	1/17/2002	

-  TEMP CONSTRUCTION AREA
GRANTED BY SEPARATE DOCUMENT
EASEMENTS PER 11888-D
-  DRAINAGE
-  SLOPE



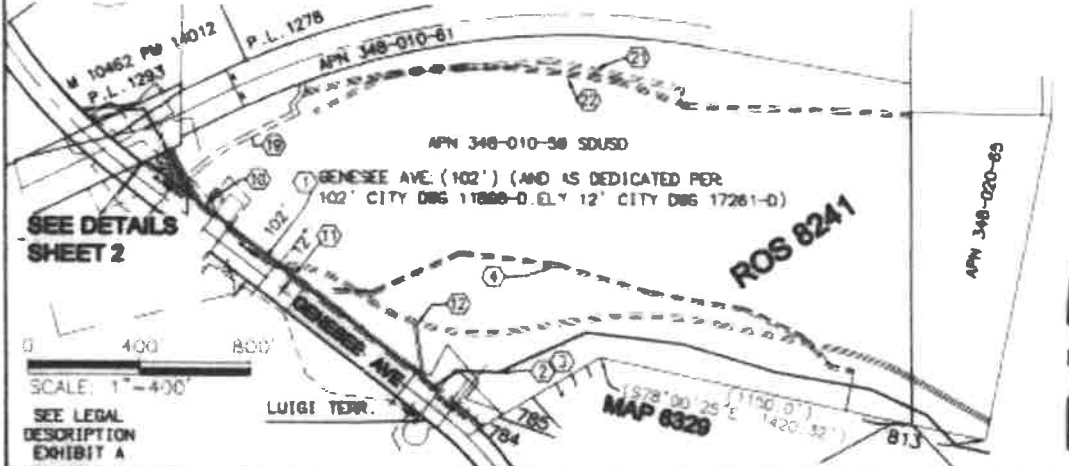
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7 SDGE 1978-078370 2/28/1978 S OF RR, NP, DEPENDENT ON FACILITY LOCATIONS

8,9 SEWER ESMT SHOWN ON ROS 8241 NP FROM ROS OR CITY DNG 5138-D, 13644-D (NO DESCRIPTION FOUND)

EXISTING SEWER LINES ARE SHOWN APPROXIMATE FOR REFERENCE AS TO A POSSIBLE LOCATION FOR 8,9.

20 ENCROACHMENT AGREEMENT 1987-0513223 10/15/1987 NP, EXISTING ROAD SOUTH-OF RAILROAD



Michael Baker 157879-MBI 6 ENH
 8-1 DWS

INTERNATIONAL
 8766 CLAIROMONT MESA BLVD
 SAN DIEGO, CALIFORNIA 92124-1324
 PHONE: 858.614.8000

5.14.2018
 MARK D. MACFARLANE, PLS 8860



RESOLUTION NO. _____

ADOPTED _____

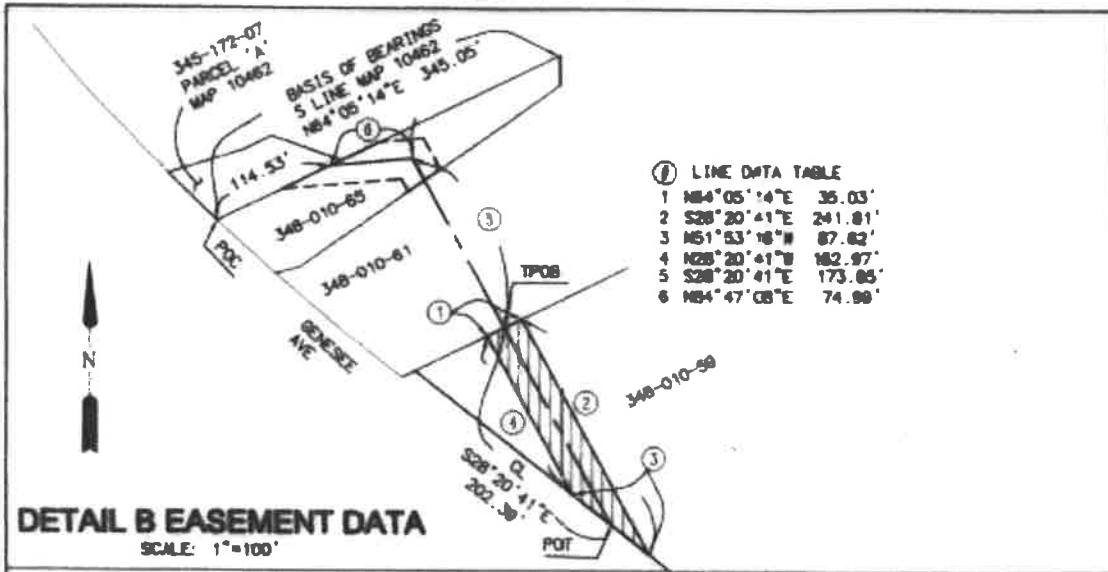
DOCUMENT NO. _____

RECORDED _____

SEWER EASEMENT SAN DIEGO UNIFIED SCHOOL DISTRICT PROPERTY PORTION OF PUEBLO LANDS, MAP 36

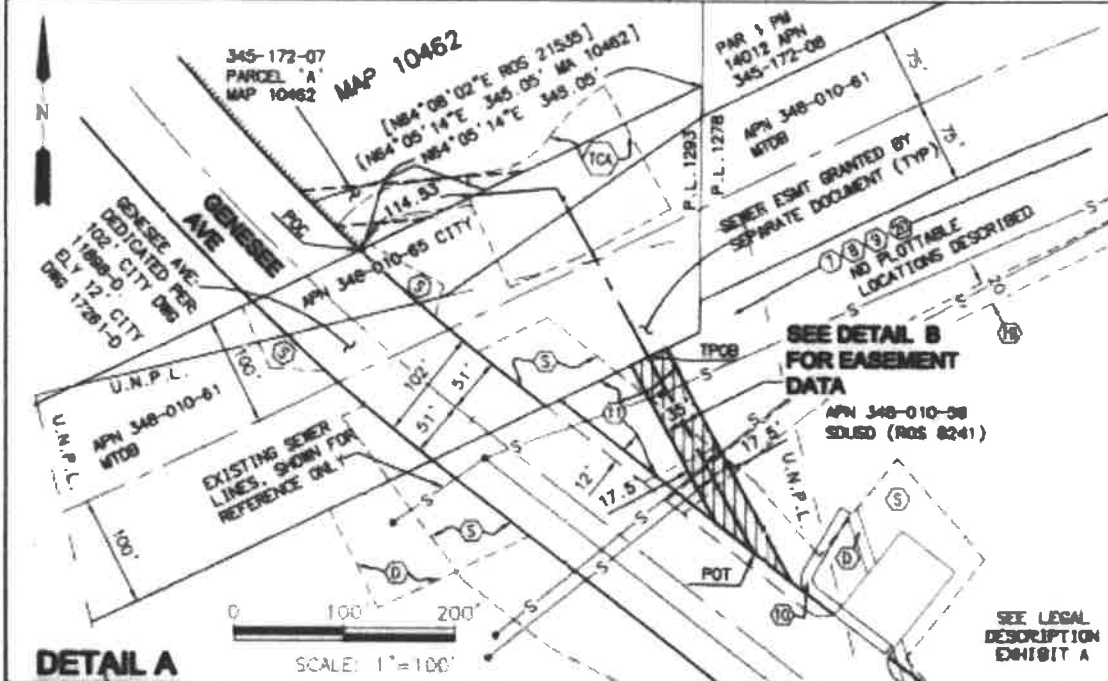
DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 2 SHEET(S)	PTS 585291 I.O. B-15141.02.01
8.11.17 MBI-6 SUB1	MBI					1994-8265
10.11.17 REMOVE PUBLIC	MBI					CCS 83 COORDS
1.17.2018 2ND SUB	MBI					254-1705
FINAL MYLAR	5.14.2018	MBI				NAD87 COORDINATES
STATUS						40470-1-B

EXHIBIT 'B'



① LINE DATA TABLE

1	N84°05'14"E	35.03'
2	S28°20'41"E	241.81'
3	N51°53'18"W	87.82'
4	N28°20'41"W	182.97'
5	S28°20'41"E	173.85'
6	N84°47'08"E	74.98'



Michael Baker 157879-MBI 6 EDP 8-2.DWG INTERNATIONAL 9755 CLAIREMONT MESA BLVD SAN DIEGO, CALIFORNIA 92124-1324 PHONE: 858.614.9000	RESOLUTION NO. _____
	ADOPTED _____
	DOCUMENT NO. _____
	RECORDED _____

**SEWER EASEMENT
SAN DIEGO UNIFIED SCHOOL DISTRICT PROPERTY
PORTION OF PUEBLO LANDS, MAP 36**

DESCRIPTION	BY	APPROVED DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	PTS 585291
8.16.17 MBI-6 SUB1	MBI			SHEET 2 OF 2 SHEET(S)	I.O. 8-16141.02.01
10.11.17 REMOVE PUBLIC	MBI				1894-6285
1.17.2018 2ND SUB	MBI			<i>[Signature]</i> 1/2/18	DCS 83 COORDS
FINAL WPLAR 5.14.2018	MBI			FOR CITY LAND SURVEYOR DATE	254-1705
					NAD83 COORDINATES
					40470-2-B

STATUS