Commonwealth Land Title Company
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)

DOC # 2016-0449220

10/13/2016 12:51 PM Fees: \$0.00 Page 1 of 6 Recorded in Official Records County of Riverside

Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording Receipted by: TERESA #134

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project

APN: 234-030-009 (Portlon)

D- 17336

9305536

TRA: 009-173

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LEEN COMMERCIAL, LLC, a California limited liability company, as Grantor, grants 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 electric energy distribution and transmission facilities, and telecommunication facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in EXHIBIT "A" and depicted in EXHIBIT "B" 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 whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said electric energy distribution and transmission facilities, and telecommunication facilities.

Date: 9-30-2=16

LEEN COMMERCIAL, LLC, a California limited liability company

By: By: Print: OMGAALQOZAL Print: Its: PRESIDENT Its:

D-17336

Leen Commercial, LLC APN 234-030-009 (Portion)

ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA)
)ss COUNTY OF RIVERSIDE)
On Contract the form was AMPA SUPLEMENT.
On September 20,2014, before me, <u>A1DA S HA LOW</u> , notary public, personally appeared <u>OMRAN ALQAZAH</u> who proved to me on the
casis 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/theti authorized capacity(jes), and that by his/þer/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.
AIDA SHALOW COMM. #2011532 Z Notary Public - California
Motary Signature Orange County My Comm. Expires Mar. 11, 2017

Leen Commercial, LLC APN 234-030-009 (Portion)

CERTIFICATE OF ACCEPTANCE (Government Code Section §21027)

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: <u>October 12, 2016</u>

CITY OF RIVERSIDE

By:

David Welch

Real Property Services Manager

APPROVED AS TO FORM

Supervising Deputy City Attorney

D-17336

EXHIBIT "A"

Public Utility Easement POR. A.P.N. 234-030-009

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

That portion of Lot 13 in Block 27 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the most southerly corner of said Lot 13;

THENCE North 33°37'48" West, along the southwesterly line of said Lot 13, a distance of 39.29 feet to the most westerly corner of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded July 21, 1972, as Instrument No. 97079 of Official Records of Riverside County, California;

THENCE North 51°08'25" East, along the northwesterly line of said parcel of land and along the southeasterly line of State Highway Route 91, as shown by State Highway Right-of-Way Map VIII-RIV-43-RIV, Sheet 2 of 23 Sheets, filed with the County Surveyor of said Riverside County, on January 5, 1962, a distance of 17.07 feet to the most northerly corner of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded June 12, 1985, as Instrument No. 126831 of Official Records of said Riverside County, and being the **POINT OF BEGINNING** of the parcel of land being described;

THENCE continuing North 51°08'25" East, along said southeasterly line of State Route 91, a distance of 4.76 feet;

THENCE South 71°48'22" East, a distance of 47.42 feet to the northwesterly line of said parcel of land described in document recorded July 21, 1972;

THENCE South 56°22'07" West, along said northwesterly line, a distance of 13.05 feet to the most easterly corner of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded January 2, 1979, as Instrument No. 608 of Official Records of said Riverside County;

THENCE North 78°37'52" West, along the northerly line of said last described parcel of land, a distance of 29.70 feet to the northeasterly line of said parcel of land described in said document recorded June 12, 1985;

THENCE North 33°37'48" West, along said northeasterly line, a distance of 15.84 feet to the **POINT OF BEGINNING**.

Containing 0.01 Acres or 502 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.

EXHIBIT "B" 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. NOT TO SCALE RIVERSIDE 91 APN 234-030-009 PN EASEMENT (502 sq. ft.) O.01 ACRES A W 51788 25 E - 17.01 , N 51 06 75 AMAIONI 15.84 Most Southerly Corner Lot 13, BL 27 Lands of the Riverside Land & Irrg. Co. Grant Deeds to the City of Riverside Recorded July 21, 1972 as inst No. 97079 O.R. Recorded Jan. 2, 1979 as Inst No. 608 O.R. and Recorded June 12, 1985 D-17336 as Inst No. 126831 O.R. Richard F. SHEET NO. CITY OF RIVERSIDE PUBLIC UTILITY Wenglikowski PLS Carey ID 208-720-5692 1 of 1 PUBLIC UTILITY EASEMENT DRAWING NO. DATE 11/22/13 CB-80N-D42 PROJECT: 69kV RTRP PROJECT