

When recorded mail to:

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

**2018-0068050**

02/23/2018 09:23 AM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



110

**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: PM 37238  
POR. APN: 249-130-010  
Address: none

D-

65141

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Rustin Business Park, LLC, a California limited liability company** 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 **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION 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 **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.**

Said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall only be constructed in areas outside of existing building footprints, or approved building footprints shown on a plot plan and any subsequent alterations or modifications thereto as approved by the Grantee. Grantor, their successors and assigns agree that all costs associated with the modification or alteration of any constructed **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall be borne by Grantor.

Dated 11-21-17

**Rustin Business Park, LLC,  
a California limited liability company**

By: 

Print Name: HASTHE SILAGI

Title: MEMBER

By: 

Print Name: HASTHE SILAGI

Title: MEMBER

**ACKNOWLEDGMENT**

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 VENTURA } ss

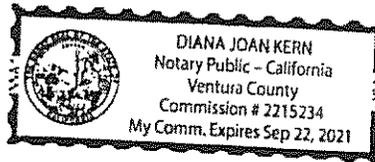
On 11-21-17, before me, DIANA JOAN KERN  
notary public, personally appeared, MOHIE SILAGI

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.

Diana Joan Kern  
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 February 22, 2018  
Approved as to Form:

CITY OF RIVERSIDE

By: [Signature]  
David Welch  
Real Property Services Manager

By: [Signature]  
Rosemary Koo  
Deputy City Attorney

**EXHIBIT "A"**

POR APN: 249-130-010  
Blanket P.U.E.

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

That portion of the West one-half of the Northeast one-quarter of the Southeast one-quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

Beginning at the Southwest corner of the Northeast one-quarter of the Southeast one-quarter of said Section;

Thence East, 289.50 feet to the West line of the right of way of Southern California Regional Rail Authority (California Southern Railway Company);

Thence Northwesterly along said West line of said railway right of way to its intersection with the North line of the Southeast one-quarter of said Section;

Thence West along said North line of said Southeast one-quarter, 262.00 feet;

Thence South 1325.00 feet to the Point of Beginning;

**EXCEPTING THEREFROM** that portion thereof more particularly described as follows:

Beginning at the point of intersection of the West line of the right of way of the California Southern Railway Company with the north line of the right of way of the Southern Pacific Railroad (Southern California Motor Road);

Thence North along said West line of the right of way of Southern California Regional Rail Authority (California Southern Railway Company) to its intersection with the North line of the Southeast one-quarter of said Section;

Thence West along said North line, 262.00 feet;

Thence South to the North line of the right of way of the Southern Pacific Railroad (Southern California Motor Road);

Thence Northeasterly along said North line to the Point of Beginning;

**ALSO EXCEPTING** from the above described property the portion thereof included in the right of way of the Southern Pacific Railroad (Southern California Motor Road);

**ALSO EXCEPTING THEREFROM** that portion of Rustin Avenue as established by petition filed in Volume 11, Page 57 on October 13, 1909;

**ALSO EXCEPTING THEREFROM** that certain parcel of land described in Quitclaim Deed to Riverside County Transportation Commission (Southern California Regional Rail Authority) by document recorded March 30, 1993 as Instrument No. 116809, Official Records of Riverside County, California;

**ALSO EXCEPTING THEREFROM** that portion of the West one-half of the Northeast one-quarter of the Southeast one-quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, lying within a strip of land 8.00 feet in width, the Easterly line being described as follows:

**Beginning** at the Northwest corner of Parcel 1 of Parcel Map 13680 as shown by Map on file in Book 69 of Parcel Maps at Pages 67 and 68 thereof, Records of Riverside County, California;

Thence N.00°07'30"W. along a line parallel with and 33.00 feet Easterly, measured at right angles from the centerline of Rustin Avenue as shown on said Parcel Map 13680, a distance of 957.76 feet to the Southerly line of the Southern Pacific Railroad (Southern California Motor Road), being the termination of said line description.

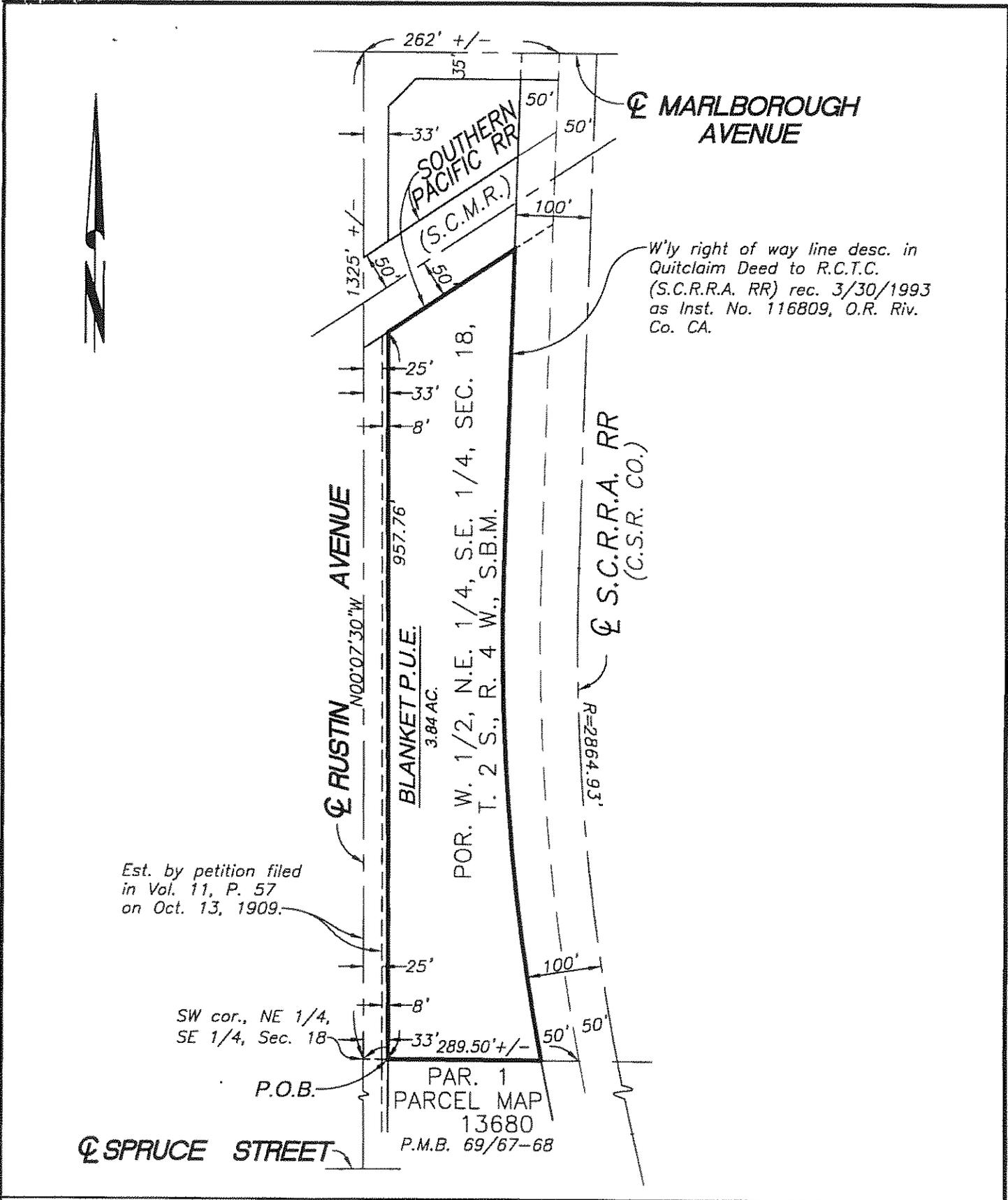
The sidelines of said strip of land 8.00 feet in width shall be prolonged or shortened to terminate Southerly in the Westerly prolongation of the Northerly line of said Parcel 1, and shall be prolonged or shortened to terminate Northerly in the Southerly line of Southern Pacific Railroad (Southern California Motor Road).

The above described parcel of land contains 3.84 acres, more or less.

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

Curtis C. Stephens      1/24/10      Prep. E.V.  
Curtis C. Stephens, L.S. 7519      Date





--- CITY OF RIVERSIDE --- D-17459

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN. SHEET 1 OF 1

SCALE: N.T.S. DRAWN BY: EV DATE: 11/16/17 SUBJECT: PM 37238 - BLANKET PUE