

When recorded mail to:

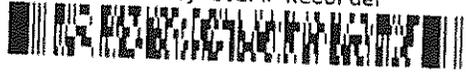
City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

**2018-0084838**

03/06/2018 04:46 PM Fee: \$ 0.00

Page 1 of 5

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



**FREE RECORDING**

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

780

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0728  
APN: 231-030-028 & 029  
Address: 8432 Magnolia Ave.

**D- 17462**

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CALIFORNIA BAPTIST UNIVERSITY, a California non-profit corporation** as Grantor(s), grant(s) to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **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 1/9/2018

**CALIFORNIA BAPTIST UNIVERSITY,**  
a California non-profit corporation

By:   
Mark Howe  
Its: Vice President of Finance and Administration

**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 RIVERSIDE } ss

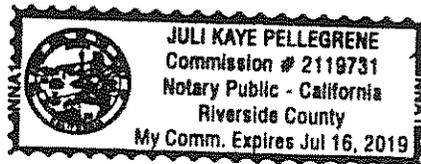
On January 9, 2018, before me, Juli Kaye Pellegrine,  
notary public, personally appeared, Mark Howe

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.

Juli Kaye Pellegrine  
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 3-5-2018  
Approved as to Form:

CITY OF RIVERSIDE

By: David Welch  
Real Property Services Manager

W: Lauren M. Sanchez  
City Attorney

**EXHIBIT "A"**  
**BLANKET EASEMENT**

Parcels C and D, of Certificate of Compliance for Lot Line Adjustment P-11-0530, recorded May 24, 2012 as Document No. 2012-0239151, of Official Records, in the Office of the Recorder of the County of Riverside, State of California.

Containing 19.443 acres, more or less.

DESCRIPTION APPROVAL:

BY:  12/19/17  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

MAGNOLIA AVENUE

ADAMS STREET

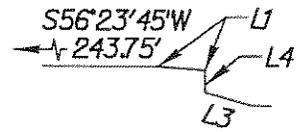
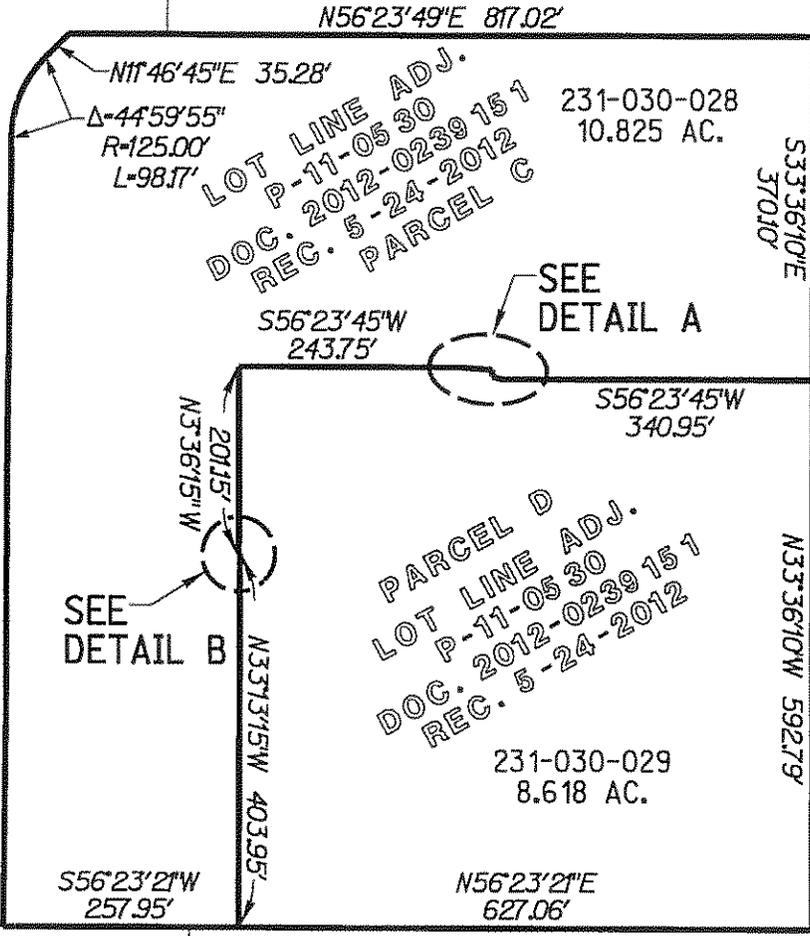
PM 3/27  
PAR 1

PARCEL A

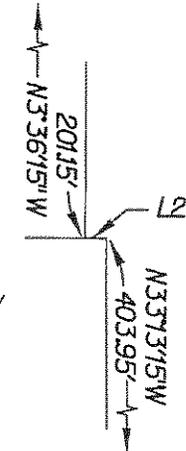
PARCEL B

66' PER  
PMB 153/34-35

NAME	DIRECTION	LENGTH
L1	S 60°19'08" W	33.13'
L2	N 56°23'45" E	1.50'
L3	S 71°58'30" W	11.23'
L4	N 33°36'15" W	6.95'



DETAIL A  
N.T.S.



DETAIL B  
N.T.S.

PARCEL 8 LLA LL-010-990 PARCEL 5  
DOC. 2000-139568, REC. 4-14-2000

SCALE: 1" = 200'



**CITY OF RIVERSIDE**

D-17462

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.

**RICK**  
ENGINEERING COMPANY  
Riverside

1770 IOWA AVENUE - SUITE 100  
RIVERSIDE, CA 92507  
951.782.0707  
(FAX) 951.782.0723

rickengineering.com

San Diego · Orange · San Luis Obispo · Bakersfield · Sacramento · Phoenix · Tucson

BLANKET EASEMENT

SCALE: 1"=200' DATE: DEC. 4, 2017