

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)

**2018-0456465**

11/20/2018 01:06 PM Fee: \$ 0.00

Page 1 of 5

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



782

FOR RECORDER'S OFFICE USE ONLY

Project Starbucks P.U.E.  
Por. A.P.N.: 250-190-040  
Address: 1301 University Avenue

D- 17501

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Richter University Avenue LLC, a Idaho 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 **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 **ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES**.

Dated OCTOBER 8, 2018

**Richter University Avenue LLC, a Idaho limited liability company**

By: Bryan Richter

By: \_\_\_\_\_

Print Name: BRYAN RICHTER

Print Name: \_\_\_\_\_

Title: MANAGER

Title: \_\_\_\_\_

**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.

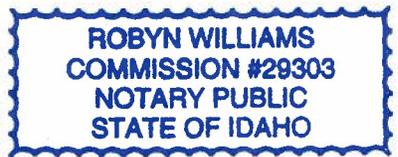
State of ~~California~~ Idaho  
County of Ada } ss

On 10-8-18, before me, Robyn Williams,  
notary public, personally appeared, Bryan Richter

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.

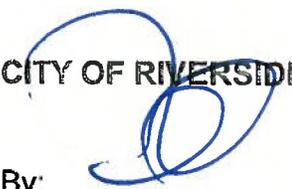


[Signature]  
Notary Signature

**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 November 20, 2018

  
CITY OF RIVERSIDE

By: \_\_\_\_\_  
David Welch  
Real Property Services Manager

**APPROVED AS TO FORM:**

BY: Susan Wilson  
ASSISTANT CITY ATTORNEY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Starbucks P.U.E.  
Por. A.P.N.: 250-190-040  
Address: 1301 University Avenue

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Parcel 2 of Parcel Map, as shown by map on file in Book 4, Page 22 of Parcel Maps, Records of Riverside County, California, described as follows:

**COMMENCING** at the Northwest corner of said Parcel 2:

Thence South 89°51'10" East, along the Northerly line of said Parcel 2, a distance of 5.00 feet to the East line of an Easement granted to the City of Riverside by document recorded November 5, 1965 as Instrument No. 126557 of Official Records of Riverside County, California;

Thence South 00°14'20" West, along the East line of said Easement, a distance of 8.50 feet to a line parallel with and distant 8.50 feet Southerly, measured at right angles from the Northerly line of said Parcel 2 and to the **POINT OF BEGINNING**;

Thence South 89°51'10" East, along said parallel line, a distance of 114.00 feet;

Thence South 00°08'50" West, perpendicular to said Northerly line, a distance of 11.00 feet to a line parallel with and distant 19.50 feet Southerly, measured at right angles from said Northerly line;

Thence North 89°51'10" West, along said parallel line, a distance of 13.00 feet;

Thence North 00°08'50" East, perpendicular to said Northerly line, a distance of 6.00 feet to a line parallel with and distant 13.50 feet Southerly, measured at right angles from said Northerly line;

Thence North 89°51'10" West, along said parallel line, a distance of 101.01 feet to East line of said Easement;

Thence North 00°14'20" East, along said Westerly line, a distance of 5.00 feet to the **POINT OF BEGINNING**.

Area – 648.0 S.F. more or less

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

  Prep.   
Curtis C. Stephens, L.S. 7519                      Date



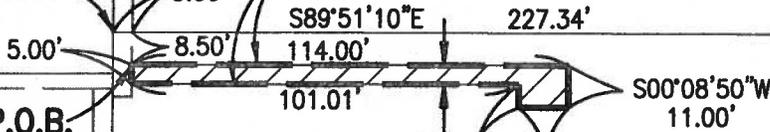


5' PUBLIC UTILITIES EASEMENT  
REC 11/5/1965 #126557

PARCEL 1

PORTION APN 250-190-040  
EASEMENT AREA-648.0 S.F.

P.O.C.



P.O.B.

6' PUE REC.  
5/24/1965 #59828

5' X 30' PUE  
REC 11/5/1965 #126558

P.M.B. 4/22

PARCEL 2

N00°14'20"E  
172.05'

30.62' 176.3'

150.93'

AVENUE

N00°12'20"E

IOWA

UNIVERSITY

N89°51'10"W

RECEIVED  
NOV 5 9 2018  
City of Riverside  
City Clerk's Office

• CITY OF RIVERSIDE, CALIFORNIA •

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.

SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 9/20/18

SUBJECT: 1301 UNIVERSITY AVE. - APN 250-190-040