

When recorded mail to:

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

DOC # 2011-0146362

04/04/2011 09:39A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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)

Project: Parcel Merger - P08-0468  
1860 University Avenue  
A.P.N. 221-061-003 & 006

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**D - 16634**



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SAM MENLO, Trustee of The MENLO TRUST, U.T.I. of February 22, 1983**, 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 *blanket electric energy distribution and telecommunication facilities*, together with all necessary appurtenances, in, under, upon, over and along that certain real property as 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.*

Dated 3/25/11

SAM MENLO, Trustee of The MENLO TRUST, U.T.I. of February 22, 1983

Sam Menlo  
SAM MENLO, Trustee

State of California

County of LOS ANGELES } ss

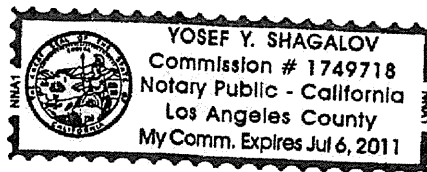
On MARCH 25, 2011, before me, YOSEF Y. SHAGALOV,  
notary public, personally appeared, SAM MENLO

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.

Yosef Y. Shagalov  
Notary Signature




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**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

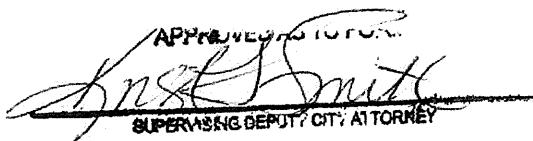
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated March 31, 2011

**CITY OF RIVERSIDE**

By 

P08-0468 - 1860 UNIVERSITY AVENUE PUE.DOC

  
APPROVED AS TO FORM  
SUPERVISING DEPUTY CITY ATTORNEY



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## EXHIBIT "A"

BLANKET P.U.E.

A.P.N. 221-061-003 and Por. 221-061-006

### PARCEL A

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 2 of Castleman's Addition to Riverside, as shown by map filed in Book 3 Page 19 of Maps, records of San Bernardino County, California, more particularly described as follows:

Beginning at a point in the Northerly line of Lot 2 of Castleman's Addition, as per map recorded in Book 3 Page 19 of Maps, Records in the Office of the County Recorder of San Bernardino County, State of California, Easterly 120 feet from the Northwest corner thereof; Thence South  $00^{\circ} 13' 00''$  West along the East line of land conveyed to Constance Willard by Deed recorded in Book 644 Page 599 of Deeds, Records of said Riverside County, and along the Southerly prolongation of said East line, 283.29 feet, more or less, to a line parallel with and 58.00 feet Northerly, measured at right angles from the Northerly line of Block "A" of Franklin Square, as per map recorded in Book 6 Page 31 of Maps, Records in the Office of the County Recorder of San Bernardino County; Thence North  $89^{\circ} 57' 00''$  East along said parallel line 347.04 feet, more or less, to the most Westerly Corner of that certain Parcel of Land described in Grant of Easement to the City of Riverside, by document recorded Dec. 23, 2010 as Document No. 2010-0615557 O. R., County of Riverside, State of California, said point also being the beginning of a tangent curve, concave northwesterly and having a radius of 100.00 feet; Thence along the lines of said Grant of Easement Easterly and Northeasterly along said curve through a central angle of  $25^{\circ} 27' 07''$  an arc distance of 44.42 feet to a tangent line; Thence continuing along said Grant of Easement lines and along said tangent line North  $64^{\circ} 29' 53''$  East 49.67 feet to the beginning of a tangent curve, concave Southwesterly,



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and having a radius of 51.00 feet; Thence continuing along said Grant of Easement lines Northeasterly, Easterly and Southeasterly along said curve through a central angle of 98° 20' 50" an arc distance of 87.54 feet to the Northerly Right-of-Way line of Ninth Street as described in the Deed to the City of Riverside, Recorded January 19, 1966 as Instrument No. 6802, Official Records of the County of Riverside, State of California; Thence along said Northerly Right-of-Way line of said Ninth Street North 89° 57' 00" East, 2.31 feet, more or less, to the Southeast Corner of Parcel 1 of Record of Survey filed in Book 48 page 3 of Records of Survey, Records in the Office of the County Recorder of Riverside County; Thence along the Easterly line of said Parcel 1, North 00° 10' 30" East, 285.13 feet, more or less, to a point on said Easterly line distant Southerly 2.89 feet from the Northeast Corner of said Parcel 1, said point also being the Southeast Corner of the land described in a Grant of Easement to the City of Riverside, by document recorded July 10, 1996 as Instrument No. 257174 in Official Records of the County of Riverside, State of California; Thence along the lines of said Grant of Easement North 88° 49' 05" West, 77.60 feet to an angle point therein; Thence North 00° 35' 00" West, along the Westerly Line of said last mentioned Grant of Easement 0.50 feet to a point in the Northerly line of said Parcel 1 of said Record of Survey; Thence South 89° 25' 00" West along said Northerly line and along the Southerly Right-of-Way line of University Avenue, as shown by said Record of Survey, South 89° 25' 00" West, 430.07 feet, more or less, to the Point of Beginning.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act, and further conforming to local jurisdiction, tradition and requirements.

Bruce B. Miller 1/17/2011  
 Bruce B. Miller, P.L.S. No. 5950  
 License Expires 12/31/12



DESCRIPTION APPROVAL

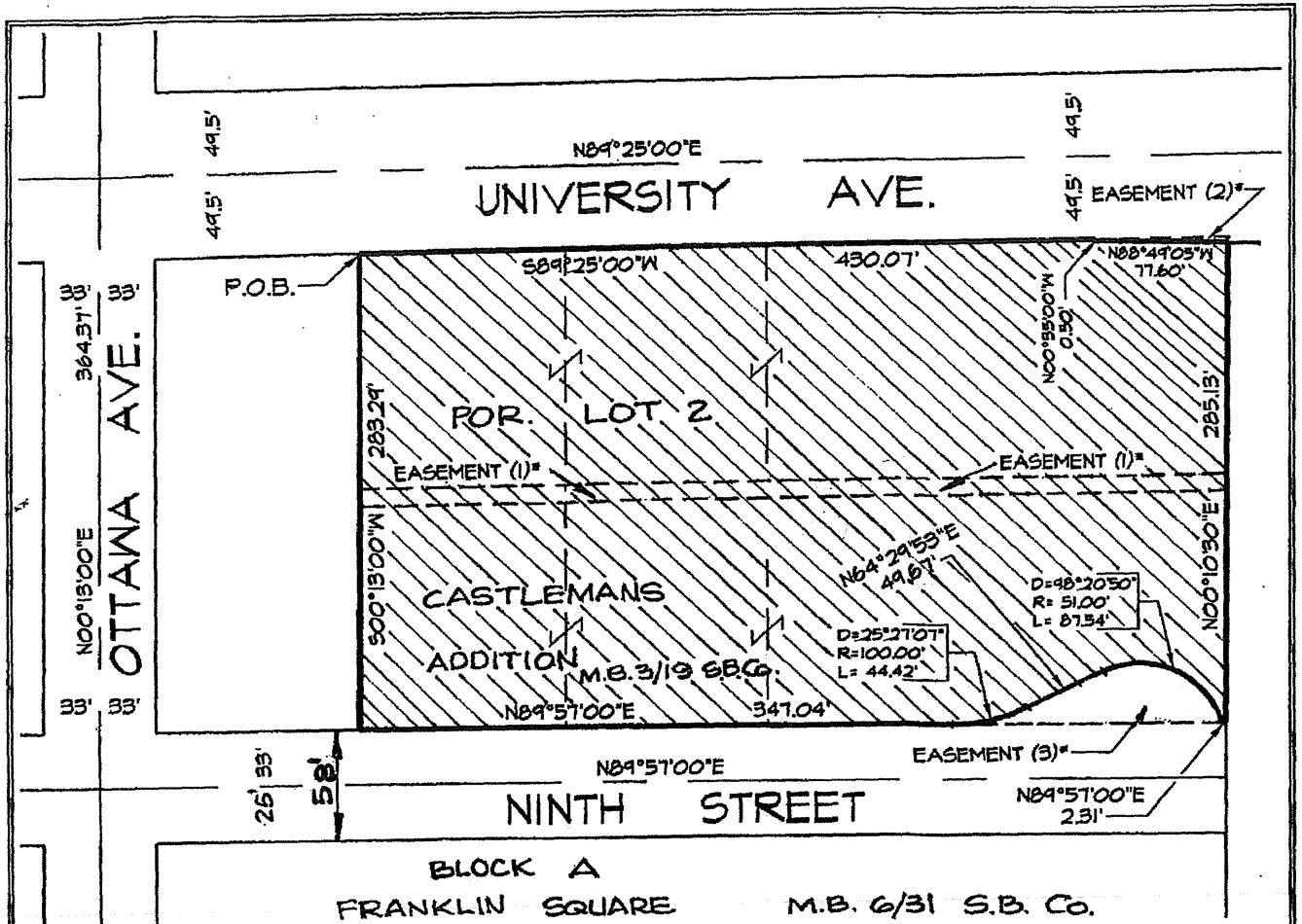
BY K. Street 2/3/2011  
 DATE

FOR: MARK S. BROWN  
 CITY SURVEYOR

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**\*EASEMENTS**

- (1) IN FAVOR OF CITY OF RIVERSIDE, RECORDED OCTOBER 17, 1945, BOOK 703, PAGE 174, O.R.
- (2) IN FAVOR OF CITY OF RIVERSIDE, RECORDED JULY 10, 1996, AS DOC. No. 1996-257174, O.R.
- (3) IN FAVOR OF CITY OF RIVERSIDE, RECORDED DEC 23, 2010, AS DOC. No. 2010-0615557, O.R.

 INDICATES EASEMENT FOR BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES

**• 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"=100'

DRAWN BY: BBM DATE: 1/17/11

1820 AND 1860 UNIVERSITY AVENUE

LC-P07-0540



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LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Page 3 - Approved as to Form

Date: 4/4/11  
Signature: Natarikia Williams  
Print Name: Natarikia Williams



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