

When recorded mail to:

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

**2019-0286916**

07/31/2019 11:37 AM Fee: \$ 0.00

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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)

6080

FOR RECORDER'S OFFICE USE ONLY

Project T-Mobile Redundancy  
Por. A.P.N.: 249-100-044  
Address: 1550 Marlborough Avenue

**D- 17534**

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CDCF III PACIFIC COMMERCE SQUARE RIVERSIDE, LLC, a Delaware 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, a nonexclusive 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 non-exclusive 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.**

Grantors may continue to use the property as long as said use does not interfere or conflict with the easement granted herein.

Dated 7.17.19

**CDCF III PACIFIC COMMERCE SQUARE  
RIVERSIDE, LLC, a Delaware limited liability  
company**

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

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

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

Print Name: KEISHA V. FREEMAN

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

Title: AUTHORIZED SIGNER

**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 Orange } ss

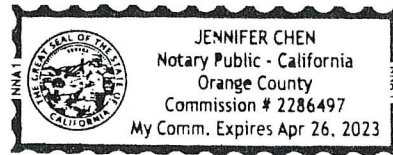
On July 17, 2019, before me, Jennifer Chen,  
notary public, personally appeared, Keisha V. Freeman

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.

Jennifer Chen  
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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED July 30, 2019

**CITY OF RIVERSIDE**

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

David Welch  
Community & Economic  
Development Director



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

Project T-Mobile Redundancy  
Address: 1550 Marlborough Avenue  
Por. A.P.N.: 249-100-044

**Parcel A**

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Parcel 9 of Certificate of Compliance of Parcel Map Waiver, PMW-037-845, recorded June 11, 1986 as Instrument No. 136023 of Official Records of Riverside County, California being a strip of land 10.00 feet in width, the centerline being described as follows:

**BEGINNING** at a point on the North line of said Parcel 9 distant thereon South 89°49'50" East, a distance of 16.50 feet from the Northwest corner thereof;

Thence South 00°01'10" East, along a line parallel with and distant 16.50 feet Easterly of the West line of said Parcel 9, a distance of 79.00 feet, to a point hereinafter described as **Point "A"**;

Thence Continuing South 00°01'10" East, along said parallel line, a distance of 286.15 feet;

Thence North 89°57'45" East, along a line parallel with and distant 8.00 feet Northerly of the South line of said Parcel 9, a distance of 139.00 feet;

Thence North 00°02'15" West, along a line perpendicular to the previous course, a distance of 45.50 feet to the **END** of this centerline description and to a point hereinafter described as **Point "B"**;

The sidelines of the above described parcel shall be prolonged or shortened to terminate northerly in the North line of said Parcel 9 and perpendicular to the last course in the description

Area – 5,496.5 S.F.

**Parcel B**

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Parcel 9 of Certificate of Compliance of Parcel Map Waiver, PMW-037-845, recorded June 11, 1986 as Instrument No. 136023 of Official Records of Riverside County, California being a strip of land 27.00 feet in width, the centerline being described as follows:

**COMMENCING** at Point "A" as described in Parcel A hereinabove;

Thence North 89°58'50" East, a distance of 5.00 feet to a point on the East line of said Parcel A and to the **POINT OF BEGINNING**;

Thence continuing North 89°58'50" East, a distance of 23.00 feet to **END** of this centerline description.

The sidelines of the above described parcel shall terminate perpendicular to the beginning and end of the described line.

Area – 621 S.F.

**Parcel C**

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Parcel 9 of Certificate of Compliance of Parcel Map Waiver, PMW-037-845, recorded June 11, 1986 as Instrument No. 136023 of Official Records of Riverside County, California being a strip of land 15.00 feet in width, the centerline being described as follows:

**COMMENCING** at Point "B" as described in Parcel A hereinabove;



Thence North 89°57'45" East, a distance of 2.50 feet to a point on the North line of said Parcel A and to the **POINT OF BEINNING**;

Thence North 00°02'15" West, a distance of 16.00 feet to **END** of this centerline description.

The sidelines of the above described parcel shall terminate perpendicular to the beginning and end of the described line.

Area – 240 S.F.

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

 4/2/19 Prep.   
Curtis C. Stephens, L.S. 7519 Date

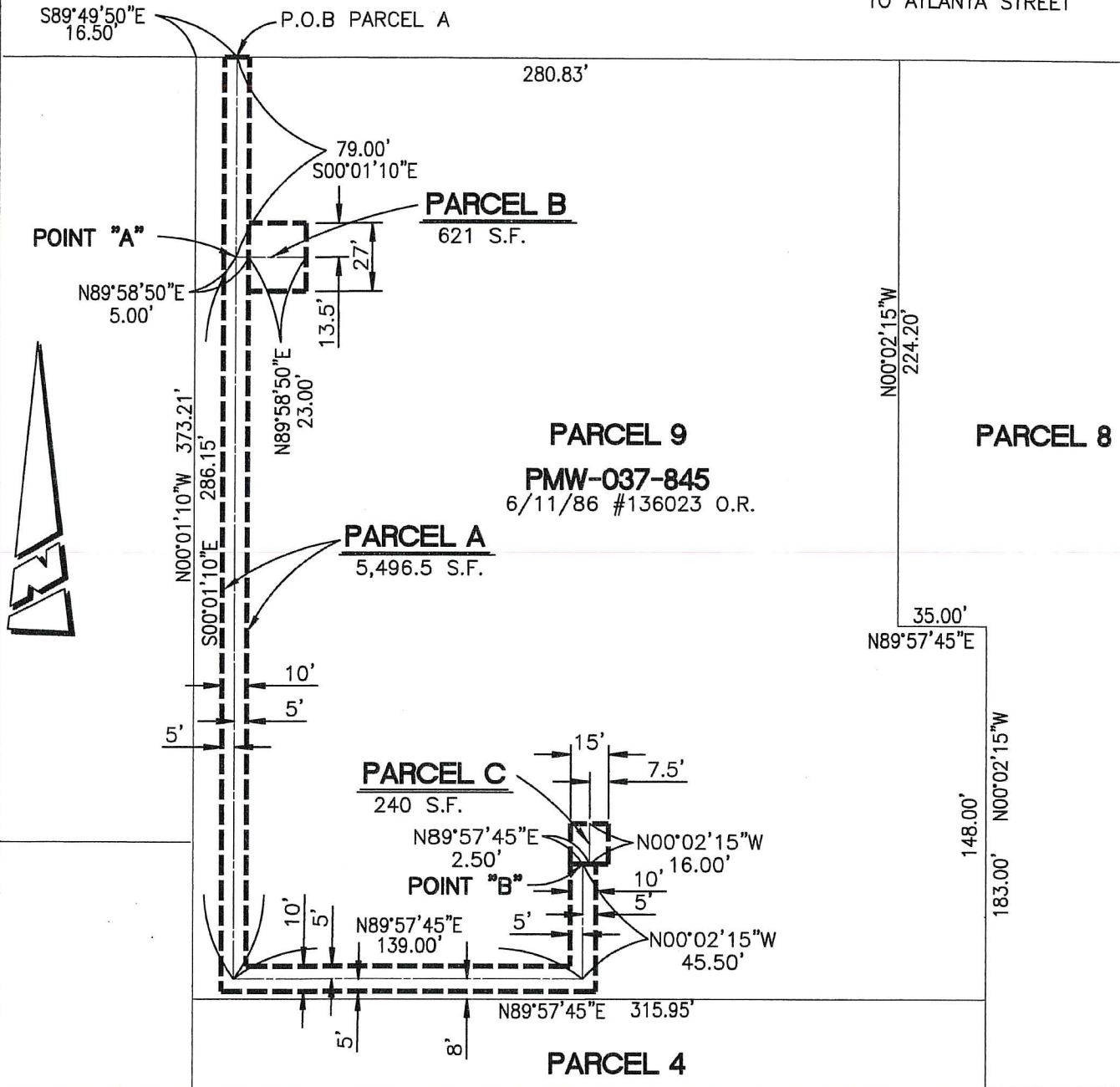


MARLBOROUGH

N89°49'50"W

AVENUE

TO ATLANTA STREET



**• 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"=60'	DRAWN BY: CURT	DATE: 7/02/18	SUBJECT: PUE FOR 1550 MARLBOROUGH AVENUE
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