

**DOC # 2019-0315148**

08/16/2019 04:22 PM Fees: \$0.00

Page 1 of 7

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

FIRST AMERICAN TITLE

AND WHEN RECORDED MAIL TO:  
AND MAIL TAX STATEMENTS TO:

City Clerk's Office/City of Riverside  
3900 Main Street  
Riverside CA 92522

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: SOPHIA #466

Space above this line for recorder's use only

NON-EXCLUSIVE EASEMENT

Title of Document

D- 17546

TRA: 009-176

DTT: \$0.00/(Government Code 6103)

**Exemption reason declared pursuant to Government Code 27388.1**

- This document is a transfer that is subject to the imposition of documentary transfer tax.
- This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.  
Document reference: Government Code 6103
- This document is a transfer of real property that is a residential dwelling to an owner-occupier.
- This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.  
Document reference: \_\_\_\_\_

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

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**Recording Requested By**

First American Title Company

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)

\_\_\_\_\_  
FOR RECORDER'S OFFICE USE ONLY

A.P.N.: 132-020-016

Address: 11631 Sterling Avenue

5906001-01

**D-**

**NON-EXCLUSIVE EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Biltmore Riverside I, L.L.C., an Arizona 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 non-exclusive easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **UNDERGROUND/OVERHEAD 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**.

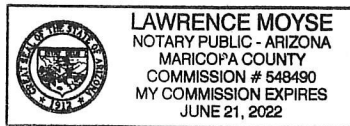
Grantee will take all reasonable steps in the installation, construction, repair and maintenance of its facilities so as not to interfere with Grantor's operations and/or use of its property and to repair any damage caused by Grantee or its agents and representatives at Grantee's sole cost and expense.

Dated 7/17/19

**Biltmore Riverside I, L.L.C., an Arizona limited liability company**

**By: Biltmore-Riverside Management, Inc. a California corporation, its Manager**

By:   
Name: Michael D. Wilson  
Title: President *aka Mike Wilson*



*Jan 17*

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.

ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA ARIZONA

STATE OF CALIFORNIA ARIZONA )  
COUNTY OF MARICOPA )

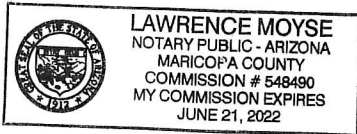
On July 17<sup>th</sup>, 2019  
before me, LAWRENCE MOYSE A NOTARY PUBLIC

personally appeared MIKE WILSON

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.



*Lawrence Moyse*  
Signature of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- Individual
- Corporate Officer

- \_\_\_\_\_ Title(s)
- Partner(s)  Limited  General
  - Attorney-In-Fact
  - Trustee(s)
  - Guardian/Conservator
  - Other: \_\_\_\_\_

Signer is representing:  
Name Of Person(s) Or Entity(ies)  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF ATTACHED DOCUMENT

\_\_\_\_\_ Title or Type of Document

\_\_\_\_\_ Number Of Pages

\_\_\_\_\_ Date Of Document

\_\_\_\_\_ Signer(s) Other Than Named Above

**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 August 6, 2019

**CITY OF RIVERSIDE**

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

  
David Welch  
Community & Economic  
Development Director

**APPROVED AS TO FORM:**

BY:   
**CHIEF ASSISTANT CITY ATTORNEY**

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

A.P.N.: 132-020-016  
Address: 11631 Sterling Avenue

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Parcel 6 of Parcel Map 12957, as shown by map on file in Book 73, pages 91 through 93 of Parcel Maps, Records of Riverside County, California, being a strip of land 15.00 feet wide lying southerly of the following described line:

**BEGINNING** at the most northerly corner of said Parcel 6, said point being on a non-tangent curve concave southerly, having a radius of 500.00 feet, a radial line to said point bears North 01°00'51" West;

THENCE westerly along the northerly boundary of said Parcel 6 and along said curve, to the left, through a central angle of 15°40'46", an arc distance of 136.83 feet to the most northerly corner of that certain easement described in deed recorded April 16, 1959 as Instrument No. 32366 of Official Records of Riverside County, California and to the **END** of this line description.

The southerly line of said strip to be lengthened so as to terminate easterly at the easterly line of said Parcel 6 and westerly at the easterly line of said easement.

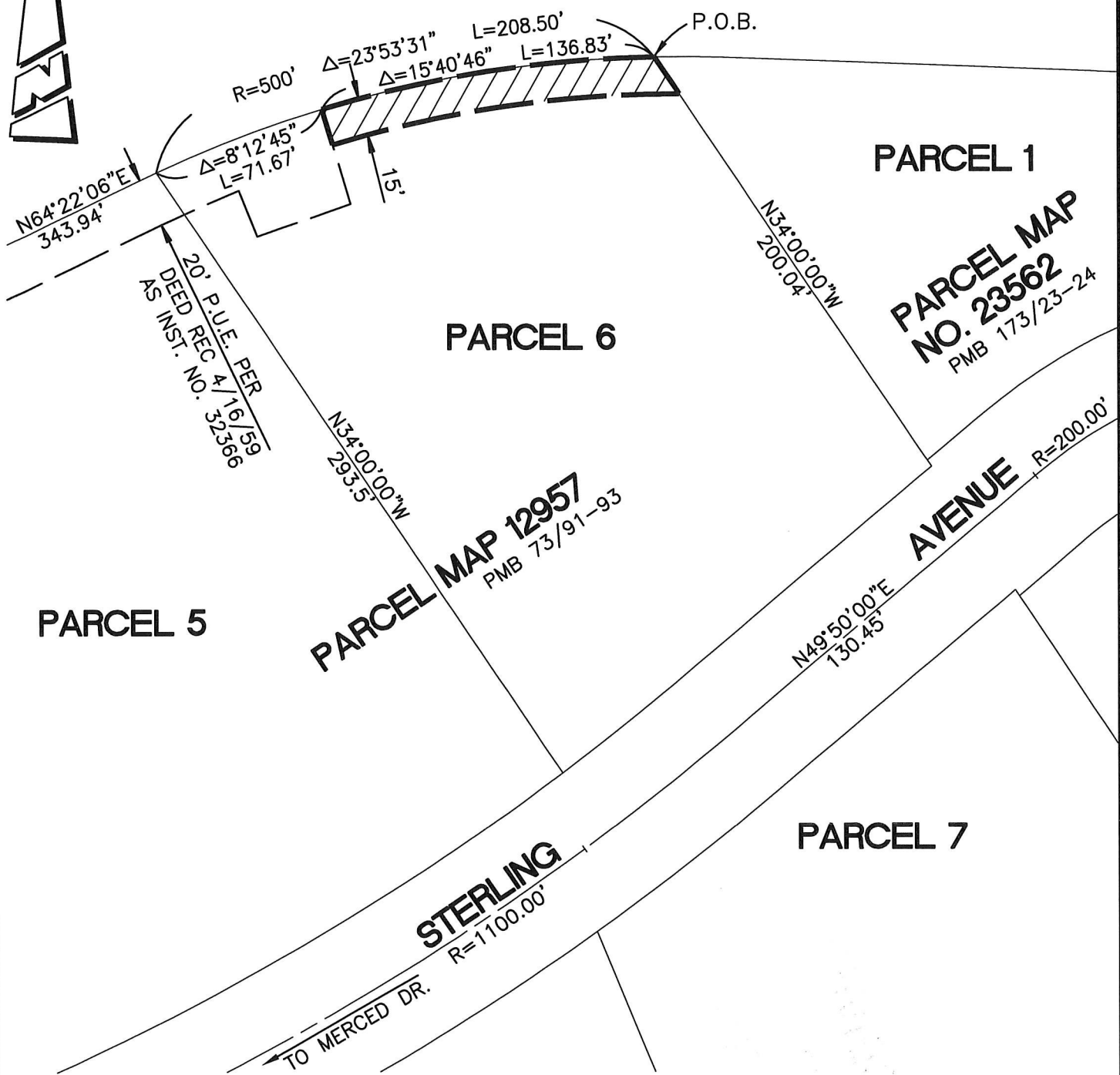
Area - 2,095 square feet, more or less

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

*Curtis C. Stephens* *SL/DA* Prep. *(Signature)*  
Curtis C. Stephens, L.S. 7519                      Date



**STATE HIGHWAY  
ROUTE 91**



**• 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: 10/25/16	132-020-016 - 11631 STERLING AVE - P..U.E.