

**Recording Requested by:**

**DOC # 2020-0283776**

06/30/2020 04:53 PM Fees: \$0.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

\*\*This document was electronically submitted to the County of Riverside for recording\*\*  
Received by: TAMMIE #535

ORANGE COAST TITLE CO.

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**

Project: Riverside Transmission Reliability Project  
Public Utilities Easement  
Address: 7591 Arlington Avenue  
Por. A.P.N.: 155-290-016  
TRA NO. 009-065

DOCUMENTARY TRANSFER TAX \$0.00

**D-** THE CONVEYANCE IS TO A GOVERNMENT ENTITY OR POLITICAL SUBDIVISION. R & T CODE 11922.

**EASEMENT DEED**

**D- 17586**

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **Lisardo Pacific Coast Investments, LLC**, a California 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 Transmission Facilities and Telecommunication Facilities**, together with all necessary appurtenances over that certain real property described in <sup>See</sup> **EXHIBIT "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

**Further**, Grantors shall not erect, place, construct, nor permit to be erected, placed or constructed any structures or modifications to existing structures above the finished height of any structures existing as of the date of recordation of this easement. This height restriction is made supplemental to existing city of Riverside building code regarding setbacks, and permanent future construction of additions to existing structures and is hereby imposed on said Easement.

**TOGETHER WITH** the right to clear and keep clear said easement and right-of-way from any structures or trees, except for those structures existing as of the date of recordation of this easement, to enter upon and to pass and repass over and along said real property 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 Transmission Facilities and Telecommunication Facilities** .

Date: 2/24/2020

LISARDO PACIFIC COAST INVESTMENT, LLC\*

**Lisardo Pacific Coast Investment, LLC,  
a California limited liability company**

By: Joseph S. Lisardo

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

Print Name: Joseph S. Lisardo

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

Title: JOSEPH S. LISARDO, MANAGER

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

\*A CALIFORNIA LIMITED LIABILITY COMPANY

**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

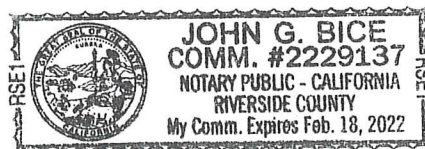
On FEB. 24, 2020, before me, JOHN G. BICE,  
notary public, personally appeared, JOSEPH S. LISARDO

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

DATED June 19, 2020

CITY OF RIVERSIDE

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

  
David Welch  
Community & Economic  
Development Director

APPROVED AS TO FORM:

BY: \_\_\_\_\_

  
CHIEF ASSISTANT CITY ATTORNEY

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

Project: Riverside Transmission Reliability Project  
Public Utilities Easement  
Address: 7591 Arlington Avenue  
Por. A.P.N.: 155-290-016

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southeast quarter of Fractional Section 36, Township 2 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, Records of said Riverside County, described as follows:

**COMMENCING** at the Southeast corner of said Section 36, as said corner is shown by Record of Survey on file in Book 15, Page 39 of Records of Survey, Records of said Riverside County, said corner being shown as the intersection of the centerlines of Arlington Avenue and Van Buren Boulevard, by said Record of Survey;

Thence North 89°40' West, along the centerline of Arlington Avenue, 20 feet to an angle point therein;

Thence continuing along said centerline of Arlington Avenue, North 83°10' West, 99.88 feet, more or less, to an intersection with the southeasterly prolongation of the southwesterly line of that certain drainage right of way conveyed to the City of Riverside by deed recorded April 19, 1910, in Book 304, Page 103, et seq., of Deeds, records of said Riverside county;

Thence leaving said centerline of Arlington Avenue, North 27°38'20" West, (formerly recorded North 28°00' West) along said south prolongation of the southwesterly line of said drainage right of way, 36.39 feet to a point in a line that is parallel with and distant 30.00 feet northerly, as measured at right angles, from said centerline of Arlington Avenue;

Thence North 83°10' West, along said parallel line, a distance of 714.12 feet to an intersection with the southerly prolongation of the easterly line of Parcel 3 of that parcel of land described in Grant Deed to Lisardo Pacific Coast Investments, LLC, by document recorded September 13, 2012 as Document No. 2012-0436845 of Official Records of said Riverside County;

Thence North 6°50' East, along said southerly prolongation, a distance of 25.00 feet to the southeast corner of said Parcel 3 and to a point in a line that is parallel with and distant 55.00 feet northerly, as measured at right angles, from said centerline of Arlington Avenue and to the **POINT OF BEGINNING**;

Thence North 83°10' West, along said parallel line, a distance of 18.00 feet to the southwest corner of said Parcel 3;



Thence North 6°50' East, along the westerly line of said Parcel 3, a distance of 17.00 feet to a line that is parallel with and distant 72.00 feet northerly, as measured at right angles, from said centerline of Arlington Avenue;

Thence South 83°10' East, along said parallel line, a distance of 18.00 feet to said easterly line;

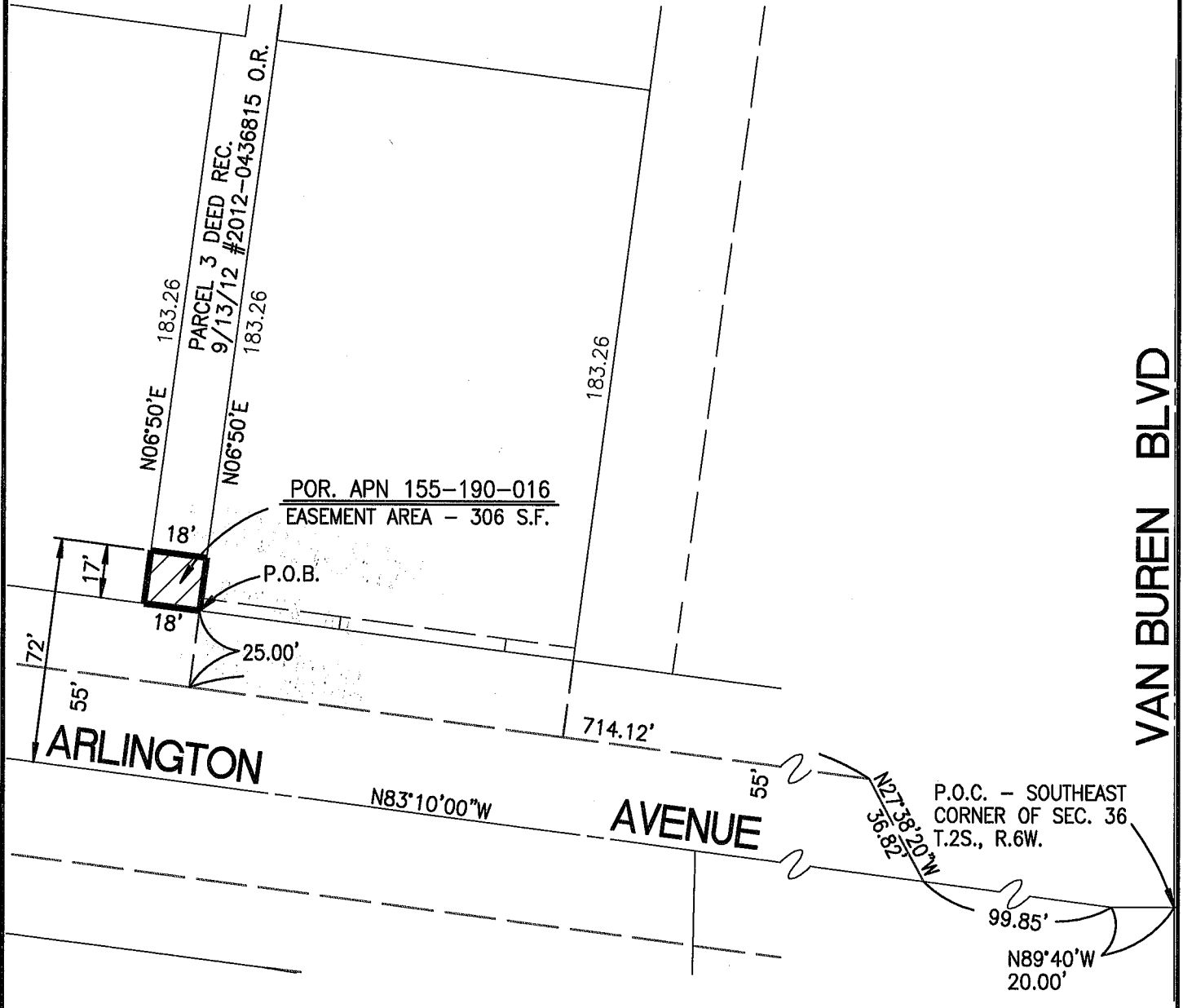
Thence South 83°10' West, along said easterly line, a distance of 17.00 feet to the **POINT OF BEGINNING**.

Area – 306 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.

 3/6/20 Prep.   
Curtis C. Stephens, L.S. 7519 Date





VAN BUREN BLVD

**• 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: 5/22/19 SUBJECT: APN 155-290-016 - 7591 ARLINGTON AVE - OH PUE