

When recorded mail to:

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

**2021-0029788**

01/15/2021 11:59 AM Fee: \$ 0.00

Page 1 of 5

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)

FOR RECORDER'S OFFICE USE ONLY

1628

Project: P19-0081  
Por. A.P.N.: 217-140-039  
Address: 4800 Palm Avenue

**D- 17599**

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **INVISION PALM, 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 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 12/15/2020

**INVISION PALM, LLC,**  
a California limited liability company

By: [Signature]

Print Name: MOHAMAD YOUNES

Title: AUTHORIZED SIGNATORY

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

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

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

County of Riverside } ss

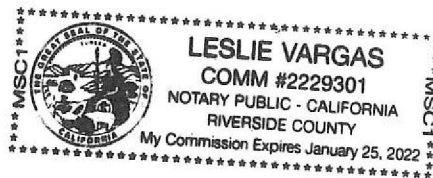
On 12-15-2020, before me, Leslie Vargas, Notary public,  
notary public, personally appeared, Mohamad younes

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.

Leslie Vargas  
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 August 26, 2020

**CITY OF RIVERSIDE**

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

David Welch  
Community & Economic  
Development Director

**APPROVED AS TO FORM:**

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

**CHIEF ASSISTANT CITY ATTORNEY**

**EXHIBIT "A"**

Por. A.P.N.: 217-140-039  
Electric Energy Distribution  
and Telecommunication Facilities Easement

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

That portion of Parcel "A" of City of Riverside Certificate of Compliance for Lot Merger No. LL-P19-0081, recorded April 3, 2019 as Document No. 2019-0112244, Official Records of Riverside County, California, lying within a strip of land 23.00 feet in width, the Northwesternly line being described as follows:

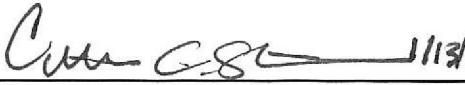
Beginning at the most Westerly corner of said Parcel "A", said corner being on the Easterly line of Palm Avenue as shown on said Certificate of Compliance for Lot Merger;

Thence N.48°07'15"E. along the Westerly line of said Parcel "A", a distance of 53.00 feet to the termination of said line description.

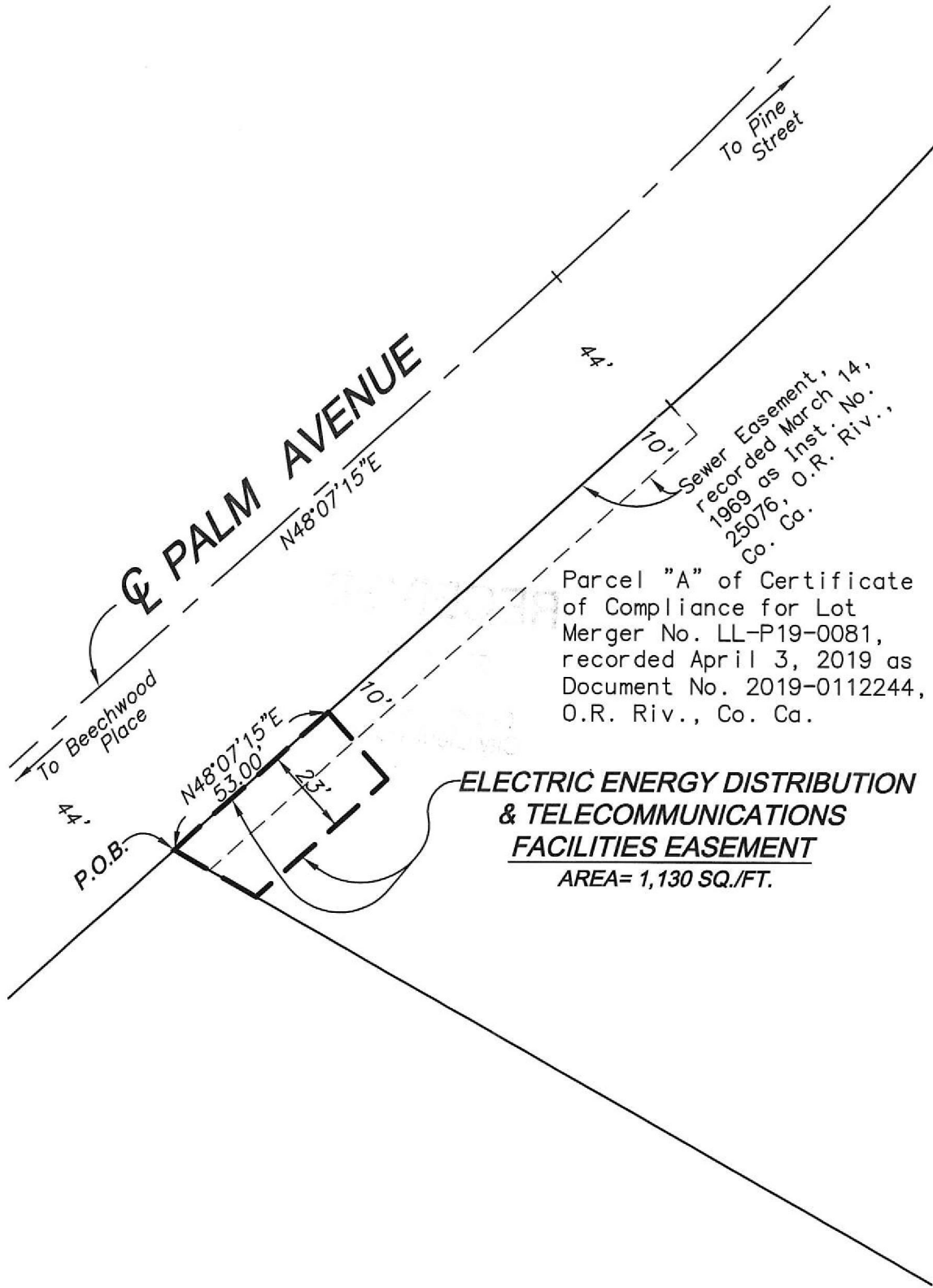
The sidelines of said strip of land 23.00 feet in width shall be prolonged or shortened to terminate Southerly, in the Southerly line of said Parcel "A"

The above described parcel of land contains 1,130 square feet, more or less.

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

 11/3/20 Date  
Prep. E.V.  
Curtis C. Stephens, L.S. 7519





Parcel "A" of Certificate of Compliance for Lot Merger No. LL-P19-0081, recorded April 3, 2019 as Document No. 2019-0112244, O.R. Riv., Co. Ca.

**ELECTRIC ENERGY DISTRIBUTION & TELECOMMUNICATIONS FACILITIES EASEMENT**  
 AREA= 1,130 SQ./FT.

● 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"=40'

DRAWN BY: EV

DATE: 1/8/20

SUBJECT: PALM AVENUE - P.U.E.

D17599 P5