

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)

2021-0333105

06/01/2021 03:36 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



690

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0380
APN: 231-154-014 & 016
Address: 8043 & 8069 Indiana Avenue

D- 17618

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Auto Center Realty, 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 **BLANKET 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,

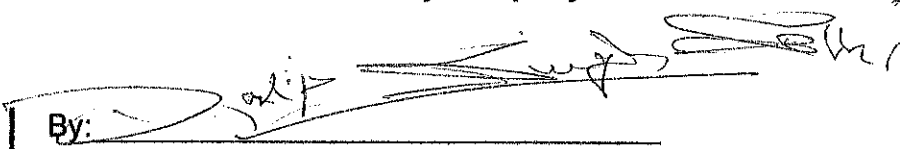
inspecting, repairing, replacing, relocating, renewing and removing said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.**

Said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall only be constructed in areas outside of existing building footprints, or approved building footprints shown on a plot plan and any subsequent alterations or modifications thereto as approved by the Grantee. Grantor, their successors and assigns agree that all costs associated with the modification or alteration of any constructed **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall be borne by Grantor.

Dated 3/5/21

**Auto Center Realty, LLC,
a California limited liability company**

By: _____
Print Name: _____
Title: _____

By: 
Print Name: DALIP SINGH SETHI
Title: Managing member

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

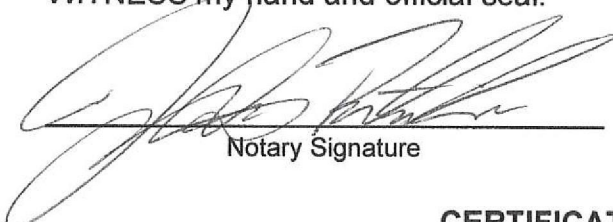
County of Orange } ss

On 03/05/2021, before me, Jacob Partida, Notary,
notary public, personally appeared, Dulip Singh Sethi

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.


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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED May 25, 2021

Approved as to Form:

By: 

Ruthann M. Salera
Deputy City Attorney

CITY OF RIVERSIDE

By: 
_____ **David Welch**
Real Property Services Manager

EXHIBIT "A"
LEGAL DESCRIPTION OF
BLANKET PUBLIC UTILITY EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A

PARCELS 1 THRU 4 OF RECORD OF SURVEY ON FILE IN BOOK 26 AT PAGE 78 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH PARCELS 1 AND 2, AND THE NORTHEASTERLY 0.60 FEET OF PARCEL 3 OF RECORD OF SURVEY ON FILE IN BOOK 27 AT PAGE 36 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO TOGETHER WITH LOTS 17 AND 18 OF JONES TRACT AS SHOWN BY MAP ON FILE IN BOOK 24 OF MAPS AT PAGE 35 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO TOGETHER WITH THAT PORTION OF LOT 19 OF JONES TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 25 OF MAPS AT PAGE 6 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 19;

THENCE N 34°00'30" W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 19, A DISTANCE OF 5.45 FEET TO THE SOUTHEASTERLY LINE OF STATE HIGHWAY 91 AS SHOWN ON CAL-TRANS RIGHT OF WAY MAP NO. 426533;

THENCE N 55°29'39" E ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 112.28 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 19;

THENCE S 34°00'30" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 6.44 FEET TO THE MOST EASTERLY CORNER THEREOF;

THENCE S 56°00'00" W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 19, A DISTANCE OF 112.27 FEET TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF THE SOUTHWESTERLY HALF OF SUSAN STREET, BEING THAT PORTION OF LOT "A" OF JONES TRACT, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGE 35 OF MAPS AND THAT PORTION OF LOT A OF JONES TRACT NO. 2, AS SHOWN BY MAP OF FILE IN BOOK 25, PAGE 6 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE AS SHOWN BY SAID MAPS AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF STATE HIGHWAY ROUTE 91 AS SHOWN BY STATE HIGHWAY RIGHT-OF-WAY MAP VIII-RIV-43-RIV SHEET 14 OF 23 SHEETS, FILED WITH THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA,

ALSO TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY HALF OF SUSAN STREET, BEING THAT PORTION OF LOT A OF JONES TRACT, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE AS SHOWN BY SAID MAP AND LYING SOUTHEASTERLY OF A LINE PERPENDICULAR TO THE CENTERLINE OF SAID SUSAN STREET (LOT A) WHICH PASSES THROUGH THE MOST WESTERLY CORNER OF LOT 15 OF SAID JONES TRACT;

EXCEPTING THEREFROM THE SOUTHEASTERLY 4.00 FEET OF PARCELS 1 THRU 4 OF RECORD OF SURVEY, ON FILE IN BOOK 26, PAGE 78 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EXCEPTION PER DEED RECORDED NOVEMBER 6, 1987 AS INSTRUMENT NO. 320710, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THE SOUTHEASTERLY ONE (1) FOOT OF LOT 18 OF JONES TRACT AS SHOWN BY MAP ON FILE IN BOOK 24 OF MAPS AT PAGE 35 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EXCEPTION PER DEED RECORDED SEPTEMBER 12, 2002 AS INSTRUMENT NO. 506703, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.81 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL:

BY: *[Signature]* 3/30/21
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

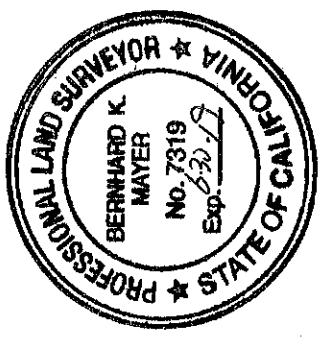


[Signature]

EASEMENT PLAT

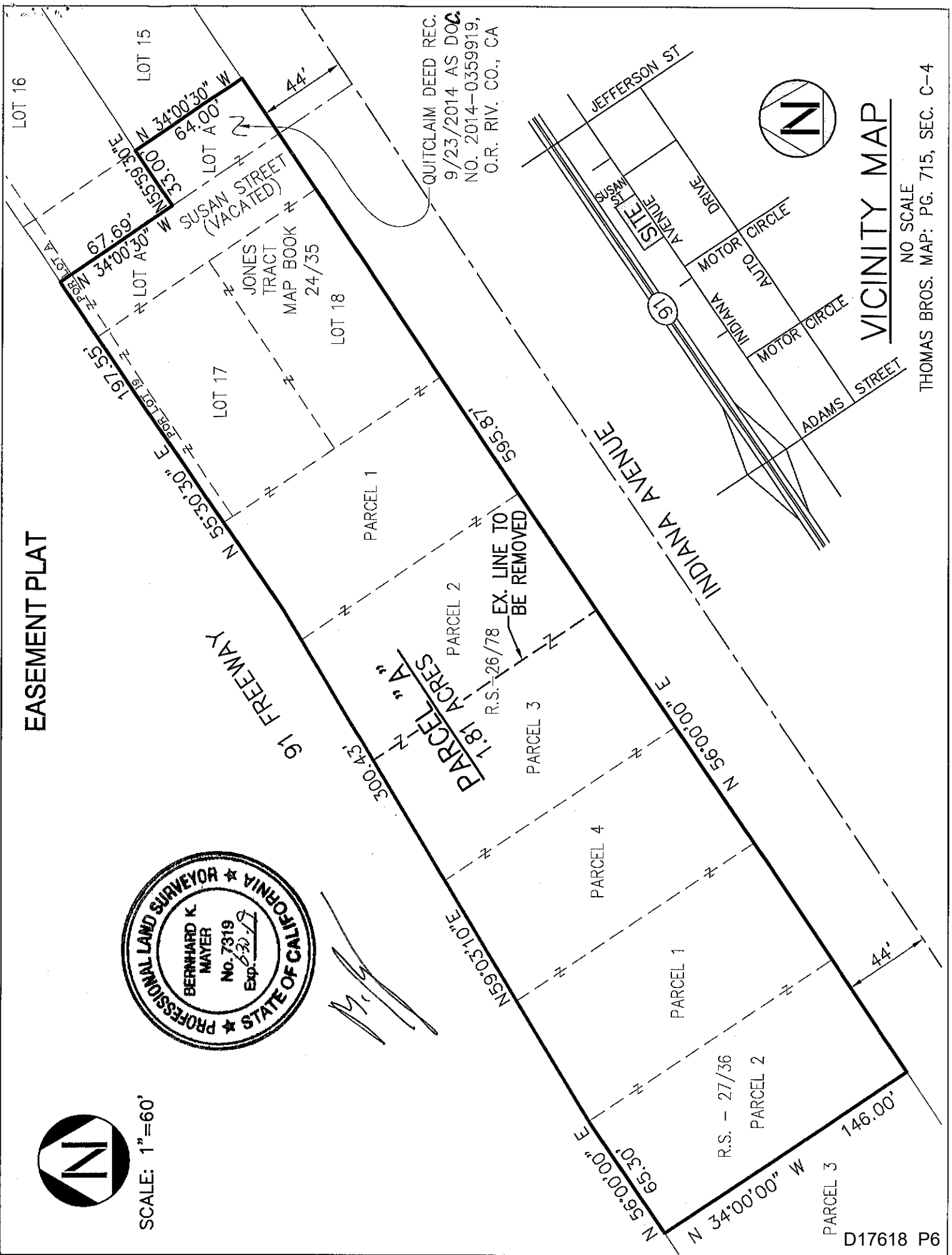


SCALE: 1"=60'



M.K.

QUITCLAIM DEED REC.
9/23/2014 AS DOC.
NO. 2014-0359919,
O.R. RIV. CO., CA



VICINITY MAP

NO SCALE

THOMAS BROS. MAP: PG. 715, SEC. C-4