

When recorded mail to:

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

2022-0184602

04/19/2022 02:07 PM 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)

3036

PTT:Ø

FOR RECORDER'S OFFICE USE ONLY

Project: Westbrook Apartments
Por. APN: 143-051-001
Address: 4680 Mitchell Avenue

D- 17652

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WESTBROOK 56, LP, a Delaware limited partnership**, 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 _____

WESTBROOK 56, LP, a Delaware limited partnership

By: _____

By:  _____

Print Name: _____

Print Name: Matthew Walters

By: Westbrook 56 GP, LLC
its General Partner

Title: _____

Title: By: Fairbrook Communities, LLC
its Manager

Matthew Walters, Manager

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 April 01, 2022, before me, Sonal Shah,
notary public, personally appeared, Matthew Walters

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.

Sonal Shah

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 4/19/22

CITY OF RIVERSIDE

By: [Signature]
Chris Christopoulos Acting Director
~~XXXXX~~ Community & Economic
Development ~~XXXXX~~ Department

EXHIBIT "A"
LEGAL DESCRIPTION

Project: West Brook Apartments
Por. APN: 143-051-001
Address: 4680 Mitchell Avenue



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

Lot 4 of El Rincon, as shown by map on file in Book 11, Pages 85 and 86 of Maps, Records of Riverside County, California.

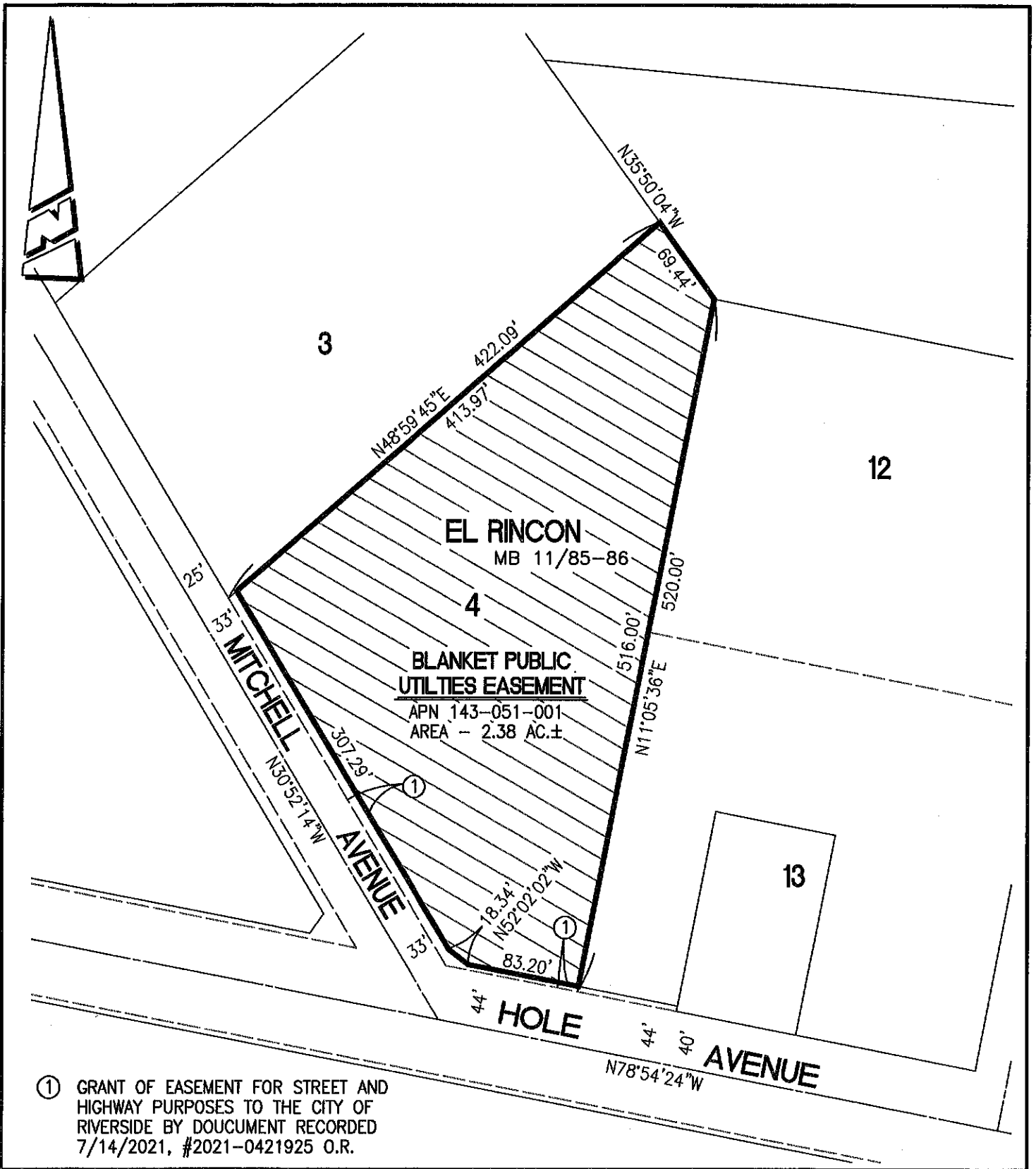
EXCEPTING THEREFROM that portion described in Grant of Easement for street and highway purposes to the City of Riverside by document recorded July 14, 201 as Document No. 2021-0421925 of Official Records of Riverside County, California.

Area – 103,880 S.F. (2.38 Acres) more or less

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

 5/30/22 Prep. 
Curtis C. Stephens, L.S. 7519 Date





• 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"=100'

DRAWN BY: CURT

DATE: 3/29/22

SUBJECT: 4680 MITCHELL AVE. - APN 143-051-001