

When recorded mail to:

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

2022-0324115

07/21/2022 08:38 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)

460

DTT-Q

FOR RECORDER'S OFFICE USE ONLY

Project: Blanket PUE
A.P.N. 250-190-009
Address: 1393 University Avenue

D- 17655

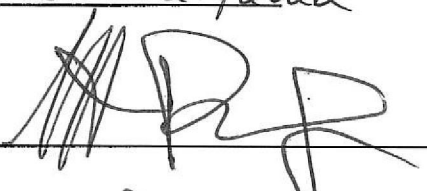
GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Bailey California Properties, 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 June 20, 2022
By: 
Print Name: Scott Bailey
Title: Co-Trustee

Bailey California Properties, LLC, a California limited liability company

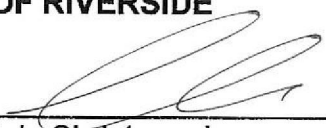
By: 
Print Name: Beverly Bailey
Title: Co-Trustee

**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 7/7/22

CITY OF RIVERSIDE

By: 
Chris Christopoulos
Acting Community & Economic
Development Director

APPROVED AS TO FORM:

BY: 
ASSISTANT CITY ATTORNEY

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.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of RIVERSIDE)

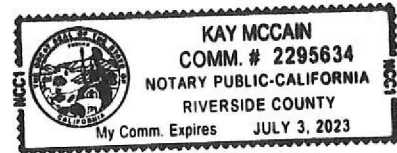
On JUNE 20, 2022 before me, KAY MCCAIN, NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared BEVERLY BAILEY +
SCOTT BAILEY

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 [Handwritten Signature]

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Blanket PUE
A.P.N. 250-190-009
Address: 1393 University Avenue

That portion of Lot 60, in Section 19, Township 2 South, Range 4 West, S.B.M., of the Map Showing the Lands of the East Riverside Land Company, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Book 6, page 44, records of San Bernardino County, more particularly described as follows:

BEGINNING at a point on the Westerly line of said Lot 60, a distance of 17.00 feet Northerly of the Southwesterly corner thereof, said point lying on the Northerly line of University Avenue as it currently exists;

Thence North $00^{\circ}11'13''$ East, along said Westerly line of Lot 60, a distance of 425.00 feet;

Thence South $89^{\circ}52'00''$ East, parallel with the Southerly line of said Lot 60, a distance of 100.00 feet;

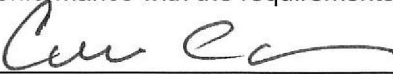

Thence South $00^{\circ}11'13''$ West, parallel with the Westerly line of said Lot 60, a distance of 422.47 feet to a point on said Northerly line of University Avenue;

Thence South $87^{\circ}58'30''$ West, along said Northerly line of University Avenue, a distance of 67.62 feet to an angle point therein;

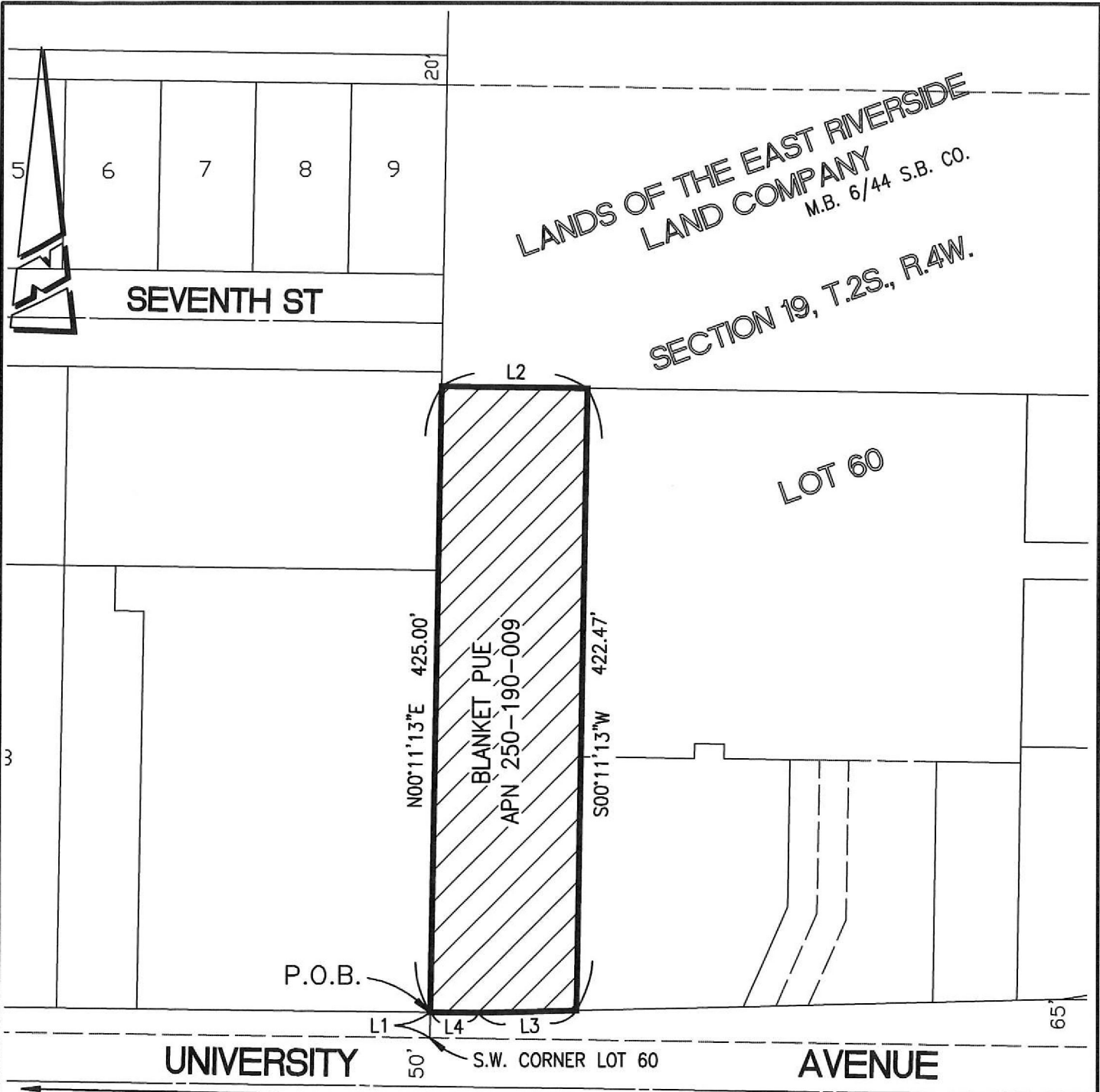
Thence North $89^{\circ}52'00''$ West, continuing along said Northerly line, a distance of 32.43 feet to the **POINT OF BEGINNING**.

Area – 42,415.6 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.

 6/7/22 Prep. 
Curtis C. Stephens, L.S. 7519 Date





LANDS OF THE EAST RIVERSIDE
 LAND COMPANY
 M.B. 6/44 S.B. CO.
 SECTION 19, T.2S., R.4W.

SEVENTH ST

LOT 60

N00°11'13"E 425.00'
 BLANKET PUE
 APN 250-190-009
 S00°11'13"W 422.47'

P.O.B.

UNIVERSITY

AVENUE

TO CRANFORD AVENUE

58' TO IOWA AVENUE

LINE DATA

L1	N00°11'13"E	17.00'
L2	S89°52'00"E	100.00'
L3	S87°58'30"W	67.62'
L4	N89°52'00"W	32.43'

• 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: 7/26/21 SUBJECT: BLANKET PUE-1393 UNIVERSITY AVENUE-APN 250-190-009