

DOC # 2014-0108467

03/25/2014 11:17A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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)

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FOR RECORDER'S OFFICE USE ONLY

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Project: Palmyrita Ave. PUEs
Por. APN: 247-170-039
Address: 1151 Palmyrita Ave.

D- 17007

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **PSIP MAGELLAN RIVERSIDE I LLC**, a Delaware 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** comprising of one pole and one guy-wire, 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 (the "Easement Area"). The Easement Area is part of a larger parcel of real property owned by Grantor and more particularly described in **EXHIBIT "B"** attached hereto and made a part hereof (the "Property").

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,

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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** upon completion of any work performed pursuant to this Easement, Grantee shall repair any damage caused thereby and shall restore the property to a condition equal to the condition on the date of access.

Date: _____

**PSIP MAGELLAN RIVERSIDE I LLC,
a Delaware limited liability company**

By: Magellan Riverside I LLC,
a Delaware limited liability company, its member

By: _____
Name: KEVIN STALEY
Title: MANAGING MEMBER

By: _____
Name: Shirley Stewart
Title: Managing Member

By: PSIP Riverside LLC,
a Delaware limited liability company, its member

By: Penwood Select Industrial Partners II, L.P.,
a Delaware limited partnership, its sole member

By: Penwood PSIP II GP, LLC,
a Delaware limited liability company,
its sole general partner

By: _____
Name: Karen A. Nista
Title: Managing Director



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State of California)
County of Los Angeles)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 01/17/2014 before me, Juan Luis Alberto Jarrin Caceres, Notary Public
(here insert name and title of the officer)

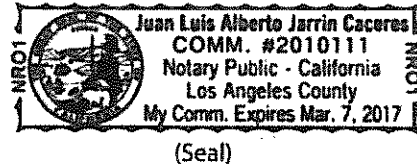
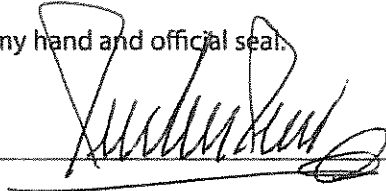
personally appeared Kevin Staley and Martin Slusser

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



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 **EASEMENT: PSIP MAGELLAN
RIVERSIDE I LLC AND CITY OF RIVERSIDE**

containing **07** pages, and dated

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

Individual(s)
Attorney-in-Fact
 Corporate Officer(s) **MANAGING MEMBERS**
(title)

Guardian/Conservator
Partner limited/General
Trustee(s)
Other

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



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State of California Connecticut
County of Hartford } ss

On January 13, 2014, before me, Donna M. Lucente,
notary public, personally appeared, Karen A. Nista, Managing Director

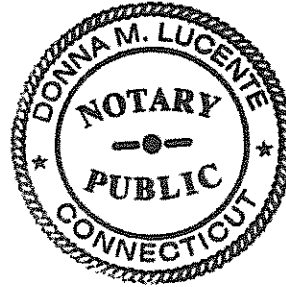
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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
DONNA M. LUCENTE
Notary Public, State of Connecticut
My Commission Expires:
January 31, 2017



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 3-13-2014


CITY OF RIVERSIDE

By: _____
David Welch
Real Property Services Manager



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APPROVED AS TO FORM



DEPUTY CITY ATTORNEY
APN 247-170-039 PUE

EXHIBIT "A"

Por. APN: 247-170-039
Electric Energy Distribution
& Telecommunication
Facilities Easement

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

Parcel "A"

That portion of Parcel 2 of Parcel Map 31897 on file in Book 210 of Parcel Maps at Pages 38 through 40 thereof, Records of Riverside County, California, lying within a strip of land 5.00 feet in width, the centerline being described as follows:

Commencing at the Southeast corner of said Parcel 2;

Thence N.89°50'47"W. along the Southerly line of said Parcel 2, a distance of 3.50 feet to the Point of Beginning of said centerline description;

Thence N.00°09'13"E., a distance of 26.00 feet to the termination of said centerline description;

EXCEPTING FROM the above described strip of land that portion lying within that certain Public Utility Easement Granted to the City of Riverside by document recorded May 18, 1999, as Instrument No. 213896, Official Records of Riverside County, California.

The above described parcel of land contains 110 square feet, more or less.

Parcel "B"

That portion of Parcel 2 of Parcel Map 31897 on file in Book 210 of Parcel Maps at Pages 38 through 40 thereof, Records of Riverside County, California, lying within a strip of land 5.00 feet in width, the centerline being described as follows:

Commencing at the Southeast corner of said Parcel 2;

Thence N.89°50'47"W. along the Southerly line of said Parcel 2, a distance of 415.50 feet to the Point of Beginning of said centerline description;

Thence N.00°09'13"E., a distance of 18.00 feet to the termination of said centerline description;



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EXCEPTING FROM the above described strip of land that portion lying within that certain Public Utility Easement Granted to the City of Riverside by document recorded May 18, 1999, as Instrument No. 213896, Official Records of Riverside County, California.

The above described parcel of land contains 70 square feet, more or less.

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

Curtis C. Stephens 10/11/13 Prep. EV
Curtis C. Stephens, L.S. 7519 Date



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EXHIBIT "B"
(the "Property")

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

Parcel "A" of City of Riverside Certificate of Compliance for Lot Line Adjustment No. LL-P05-0481, recorded September 15, 2005, as Document No. 2005-0763248, Official Records of Riverside County, California.



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PARCEL MAP 31897

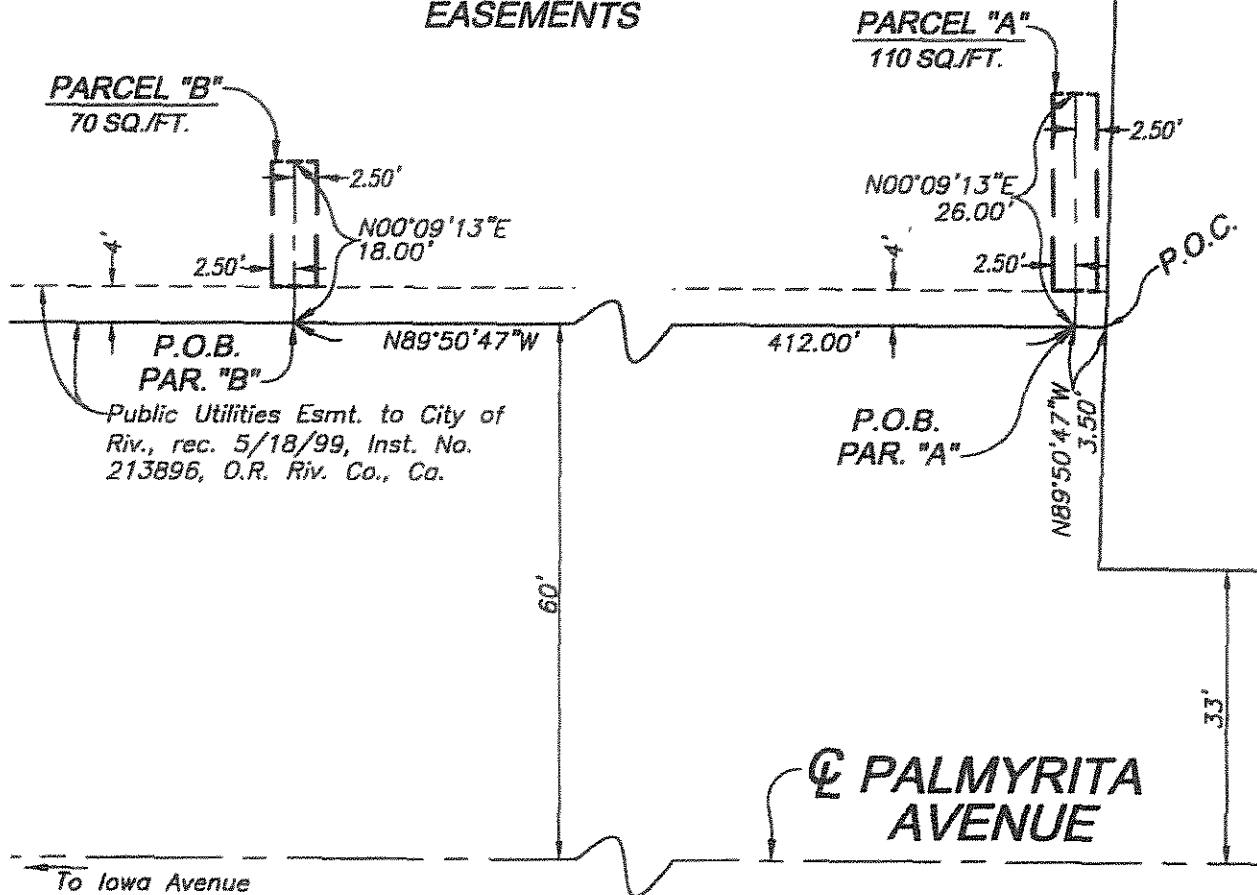
P.M. 210/38-40

PARCEL 2

C.O.C. No. LL-P05-0481 rec. 9/15/05,
Doc. No. 2005-0763248, O.R. Riv. Co., Ca.
PARCEL "A"



ELECTRIC ENERGY DISTRIBUTION &
TELECOMMUNICATION FACILITIES
EASEMENTS



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• CITY OF RIVERSIDE, CALIFORNIA • D-17007

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"=20'

DRAWN BY: EV

DATE: 8/22/11

SUBJECT: PALMYRITA AVENUE - UTILITY EASEMENTS