

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)

Project: Parcel Map No. 36777  
A.P.N. 190-231-012

**DOC # 2014-0440327**  
11/18/2014

**Customer Copy Label**

The paper to which this label is affixed has not been compared with the filed/recorded document

**Larry W Ward**

County of Riverside  
Assessor, County Clerk & Recorder

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FOR RECORDER'S OFFICE USE ONLY

**D - 17098**

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **INLAND INVESTMENT PARTNERS, LLC, a California limited liability company**, as Grantor, grants 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 as 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 \_\_\_\_\_

**INLAND INVESTMENT PARTNERS, LLC,  
a California limited liability company**

By \_\_\_\_\_

By \_\_\_\_\_

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
Jimmy Espinoza  
(print name)

Title \_\_\_\_\_

Title \_\_\_\_\_  
Managing Member

State of California

County of San Bernardino } ss

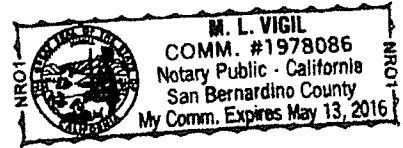
On November 10, 2014, before me, M.L. Vigil,  
notary public, personally appeared, Jimmy Espinoza

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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated November 17, 2014

**CITY OF RIVERSIDE**

By   
David Welch  
Real Property Services Manager

**APPROVED AS TO FORM**

DEPUTY CITY ATTORNEY

EXHIBIT "A"

APN 190-231-012  
Blanket P.U.E.

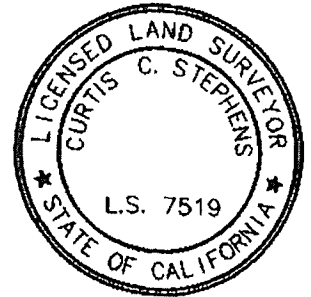
That certain real property located in the City of Riverside, Riverside County, State of California, described as follows:

Lot 7 of Heers Subdivision No. 8, as shown by map on file in Book 29, Pages 15 and 16 of Maps, records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Lot 7 lying southerly of the northerly line of Portola Way (Lot H) of Arlington Park, as shown by map on file in Book 30, Pages 93 and 94 of Maps, records of Riverside County, California.

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

*Curtis C. Stephens*      10/31/14      Prep. *Kep*  
Curtis C. Stephens, L.S. 7519      Date



CENTRAL AVE.



4  
ARLINGTON PARK  
M.B. 30/93-94

3  
ARLINGTON PARK  
M.B. 30/93-94

POR. LOT 7

HEERS SUBDIVISION  
NO. 8  
M.B. 29/15-16

11

12

PORTOLA

(LOT H) 33'

WY.

TO HILLSIDE AVE.

TO PHOENIX AVE.

◆ 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: skn

Date: 10/31/14

Subject: PM 36777 - RI ANKET DILE