

Commonwealth Land Title Company

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)

DOC # 2014-0462151
12/03/2014 05:00 PM Fees: \$0.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

This document was electronically submitted to the County of Riverside for recording
Received by: LJONES

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
APN: 147-301-003 (Portion)

D- 17108

PRA: 009-175
TX: \$0.00
9305506

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ABDON OCAMPO AND IGNACIA OCAMPO, as Grantors, grant 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 transmission facilities, and telecommunication facilities*, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in EXHIBIT "A" and depicted in EXHIBIT "B" 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 whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *electric energy distribution and transmission facilities, and telecommunication facilities*.

Date: 10.15.14

ABDON OCAMPO

By: *Abdon Ocampo*
Abdon Ocampo

IGNACIA OCAMPO

By: *Ignacia Ocampo*
Ignacia Ocampo

Abdon and Ignacia Ocampo
APN: 147-301-003 (Portion)

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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: November 20, 2014

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM

By: 

Supervising Deputy City Attorney

EXHIBIT "A"

Public Utility Easement
POR. A.P.N. 147-301-003

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

That portion of Lot 3 in Block 32 of La Granada, as shown by Map on file in Book 12, pages 42 through 51 of Maps, Records of Riverside County, California, lying within a strip of land 10.0 feet in width, the southwesterly line of said strip of land being described as follows:

Commencing as the most westerly corner of said Lot 3;


Thence South 38° 07' East along the southwesterly line of said Lot 3, a distance of 80.00 feet to the most westerly corner of that certain parcel of land described in Deed to Melinda Strimback by document recorded December 24, 2009, per Document No. 2009-0659843 of Official Records of said Riverside County, and being the Point of Beginning of this line description.

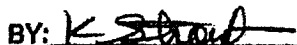
Thence South 38° 07' East, continuing along said southwesterly line, a distance of 25.00 feet to the END of this line description.

The sidelines of said strip of land shall be lengthened or shortened to terminate northwesterly in the northwesterly line of said parcel of land, and shall terminate southeasterly at right angle to said southwesterly line.

Containing 0.006 Acres or 250 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.


Richard F. Wenglikowski, L.S. 4904 5/5/13 Date
DESCRIPTION APPROVAL:

BY:  6/3/2013 DATE

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

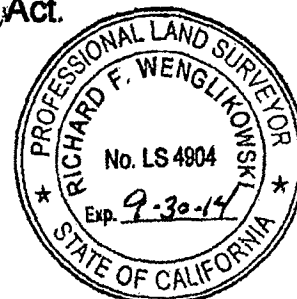
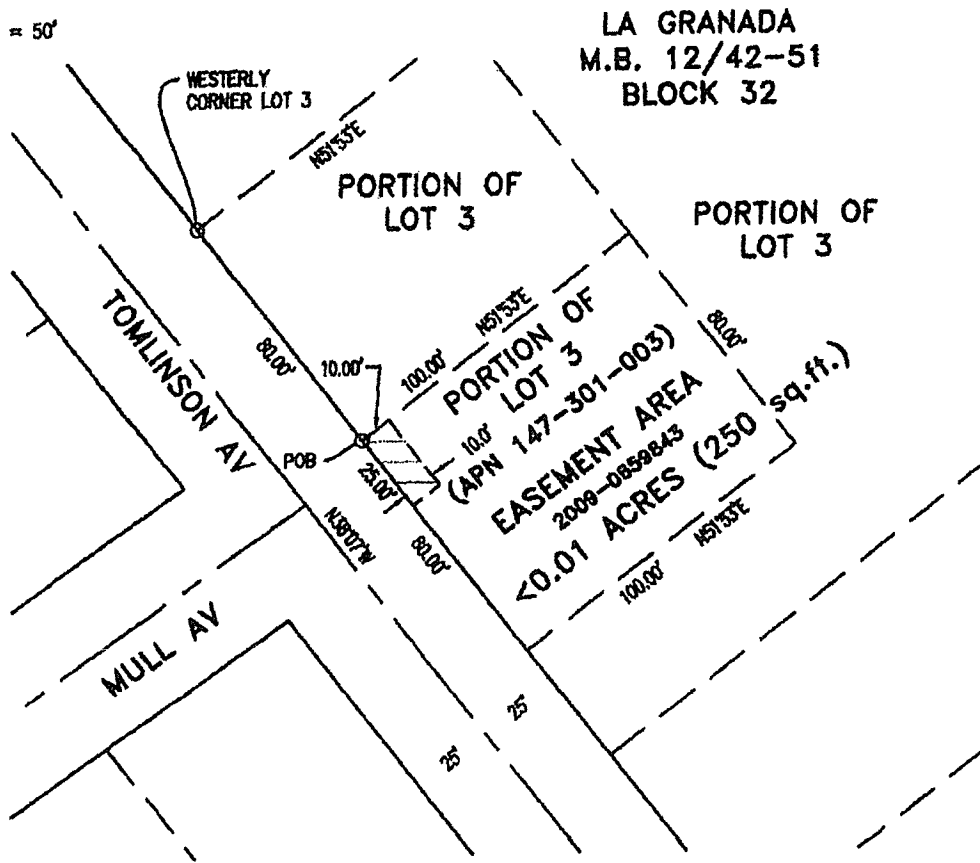


EXHIBIT "B"

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.



SCALE: 1" = 50'



NOTE: ALL DIMENSIONS SHOWN HEREON ARE BASED ON RECORD DATA OR CALCULATED FROM RECORD DATA.

Richard F. Wenglikowski PLS City ID 208-720-5892	CITY OF RIVERSIDE PUBLIC UTILITY PUBLIC UTILITY EASEMENT	SHEET NO. 1 of 1
DATE 04/24/13		PROJECT: 69KV RTRP PROJECT

AGREEMENT FOR CONVEYANCE OF EASEMENT

ABDON OCAMPO AND IGNACIA OCAMPO

1.0 PARTIES AND DATE

THIS AGREEMENT is entered into by and between ABDON OCAMPO and IGNACIA OCAMPO ("Grantor") and CITY OF RIVERSIDE, a California charter city and municipal corporation ("City").

2.0 RECITALS

2.1 Grantor owns certain real property located at 4737 Tomlinson Avenue, Riverside, California, bearing Assessor Parcel No. 147-301-003 ("Property").

2.2 City desires to purchase a permanent easement in a portion of the Property as described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein by reference ("Easement"), and Grantor desires to sell and convey the Easement to City.

2.3 The parties desire by this Agreement to provide the terms and conditions for the purchase and sale of the Easement.

3.0 AGREEMENT

3.1 **Purchase.** City agrees to buy and Grantor agrees to sell and convey the Easement for the purchase price and upon the terms and conditions hereinafter set forth.

3.2 **Purchase Price.** The total purchase price for the Easement shall be the lump sum of One Thousand Five Hundred Dollars (\$1,500), which shall be paid by City to Grantor through Escrow Holder at close of this transaction.

3.3 **Escrow.** Upon execution of this Agreement by all parties, City shall open an escrow ("Escrow") with an escrow company ("Escrow Holder") to be selected by City for the purpose of consummating the purchase and sale of the Easement. The parties hereto shall execute and deliver to Escrow Holder such escrow instructions prepared by Escrow Holder as may be required to complete this transaction. Any such instructions shall not conflict with, amend, or supersede any provision of this Agreement. If there is any inconsistency between such instructions and this Agreement, this Agreement shall control unless the parties agree in writing otherwise.

3.4 **Closing Date.** This transaction shall close on or before sixty (60) days following the execution of this Agreement ("Closing Date"). If the Escrow is not in a condition to close by Closing Date, any party who is not then in default may, upon notice in writing to Escrow Holder and the other party, demand the return of their money and/or documents. If the party making the demand is one other than City, then prior to complying with the demand, Escrow Holder shall obtain the written consent of

City. Upon receipt of the written consent of City, and the return of the money and/or documents, all obligations and liabilities of the parties under this Agreement shall cease and terminate. If no such demand is made, the transaction shall be closed as soon as possible.

3.5 Condition of Title. Grantor shall convey title to the Easement to City as evidenced by a CLTA Standard Form Policy or Binder of Title Insurance ("Title Policy") issued by a title insurance company to be selected by City in an amount equal to the purchase price. Title Policy shall show as exceptions with respect to the Easement only matters approved in writing by City. Any exceptions to title representing monetary liens or encumbrances may, at the discretion of Buyer, be disapproved by City, and upon the discretion of City, Escrow Holder is hereby authorized and instructed to cause the reconveyance, partial reconveyance, or subordination, as the case may be, of any such monetary exceptions to City's title to Easement at or prior to Close of Escrow.

3.6 Property Taxes and Assessments. Grantor has, or shall have paid, before Closing Date, any and all current and past due taxes, assessments, penalties and interest levied and assessed against Property. If not paid prior to Closing Date, upon demand by City to pay, Grantor hereby authorizes Escrow Holder to disburse to the taxing authority from funds otherwise due to Grantor an amount sufficient to discharge said taxes, assessments, penalties and interest.

3.7 Closing Costs. City shall pay the cost of Title Policy, all Escrow fees (including reconveyance fees, trustee's fees or forwarding fees for any partial reconveyance or subordination of a deed of trust or mortgage) if applicable, and all recording costs incurred herein. All parties acknowledge that City is exempt from payment of documentary transfer taxes.

3.8 Deposit of Funds and Documents. Prior to Closing Date, City shall deposit into Escrow (i) all Escrow and Closing Costs as described above; (ii) the purchase price to be paid to Grantor through Escrow; and (iii) such other documentation as is necessary to close Escrow in conformance herewith.

Prior to Closing Date, Grantor shall deposit into Escrow (i) a properly executed Grant of Easement, a copy of which is attached to this Agreement as Exhibit "C"; and (ii) such other documents and sums, if any, as are necessary to close this transaction in conformance herewith.

3.9 City's Conditions Precedent to Close of this Transaction. The close of this transaction is subject to the following conditions:

(a) All representations and warranties of Grantor set forth in this Agreement shall be true and correct as of close of this transaction; and

(b) Grantor shall timely perform all obligations required by the terms of this Agreement to be performed by them.

3.10 Grantor's Conditions Precedent to Close of this Transaction. For the benefit of Grantor, the close of this transaction shall be conditioned upon the timely performance by City of all obligations required of City by the terms of this Agreement.

4.0 REPRESENTATIONS AND WARRANTIES OF GRANTOR

Grantor makes the following representations and warranties, each of which shall survive Closing Date:

(a) The execution and delivery of this Agreement by Grantor, Grantor's performance hereunder, and the consummation of this transaction will not constitute a violation of any order or decree or result in the breach of any contract or agreement to which Grantor is a present party, or by which Grantor is bound;

(b) Grantor will not enter into any agreements or undertake any new obligations prior to Closing Date which will in any way burden, encumber or otherwise affect Property and/or Easement without the prior written consent of City; and

(c) To Grantor's knowledge, no litigation and no governmental, administrative or regulatory act or proceeding regarding the environmental, health and safety aspects of Property is pending, proposed or threatened.

5.0 ACKNOWLEDGMENT OF FULL BENEFITS AND RELEASE

5.1 By execution of this Agreement, Grantor, on behalf of themselves and their respective heirs, executors, administrators, successors and assigns, hereby acknowledge that this Agreement provides full payment for the acquisition of the Easement by City, and Grantor hereby expressly and unconditionally waives any and all claims for damages, improvements, relocation assistance benefits, severance damages, interest, loss of goodwill, claims for inverse condemnation or unreasonable pre-condemnation conduct, or any other compensation or benefits, other than as already expressly provided for in this Agreement, it being understood that this is a complete and full settlement of all acquisition claims, liabilities, or benefits of any type or nature whatsoever relating to or in connection with the acquisition of the Easement.

5.2 This Agreement arose out of City's efforts to acquire the Easement through its municipal authority. The parties acknowledge and agree that the consideration paid to Grantor shall be deemed the fair market value and total amount of "just compensation" for the Easement. Grantor, on behalf of themselves and their respective heirs, executors, administrators, successors and assigns, hereby fully release City, its successors, agents, representatives, and assigns, and all other persons and associations, known or unknown, from all claims and causes of action by reason of any damage which has been sustained, or may be sustained, as a result of City's efforts to acquire the Easement, or to construct works of improvement thereon, or any preliminary steps thereto.

5.3 Grantor hereby acknowledges that they have or have had an opportunity to speak with an or have been advised by an attorney and is familiar with the provisions of California Civil Code section 1542, which provides as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

Grantor acknowledges that they may have sustained damage, loss, costs or expenses which are presently unknown and unsuspected, and such damage, loss, costs or expenses which may have been sustained, may give rise to additional damage, loss, costs or expenses in the future. Nevertheless, Grantor hereby acknowledges that this Agreement has been negotiated and agreed upon in light of that situation, and hereby expressly waive any and all rights which they may have under California Civil Code section 1542, or under any statute or common law or equitable principal of similar effect.

This acknowledgment and release shall survive Closing Date.

6.0 REMEDIES

If Grantor defaults under this Agreement, then City may, at City's option, terminate the transaction or initiate an action for specific performance of this Agreement, or pursue any other rights or remedies that City may have at law or in equity. If City defaults under this Agreement, then Grantor may, at Grantor's option, terminate the transaction or pursue any rights or remedies that Grantor may have at law or in equity.

7.0 MISCELLANEOUS

7.1 **Notice.** Any notice to be given or other document or documents to be delivered to either party by the other hereunder may be delivered in person or may be deposited in the United States Mail in the State of California, duly registered or certified, with postage prepaid, and addressed as follows:

Grantor:	ABDON OCAMPO IGNACIA OCAMPO 4737 Tomlinson Avenue Riverside, CA 92503 (951) 729-6554 (phone)
City:	CITY OF RIVERSIDE Community Development Department 3900 Main Street Riverside, CA 92522 (951) 826-5649 (phone) (951) 826-5744 (fax)

Any notice or other documents sent by registered or certified mail as aforesaid shall be deemed to have been effectively served or delivered at the expiration of twenty-four (24) hours following the deposit of said notice or other documents in the United States mail.

7.2 **Time of Essence.** Time is of the essence with respect to each and every provision hereof.

7.3 **Governing Law.** All questions with respect to this Agreement, and the rights and liabilities of the parties hereto, shall be governed by the laws of the State of California.

7.4 Venue/Attorneys' Fees. Any action at law or in equity brought by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county. In the event either party hereto shall bring suit to enforce any term of this Agreement or to recover any damages for and on account of the breach of any term or condition of this Agreement, it is mutually agreed that the prevailing party in such action shall recover all costs thereof, including reasonable attorneys' fees.

7.5 Severability. If any provision of this Agreement, or its application to any party or circumstances, is determined to be invalid or unenforceable to any extent by a court of competent jurisdiction, then the remainder of this Agreement, and the application of such provision to persons or circumstances other than those to which said provision has been determined to be invalid or unenforceable, shall not be affected thereby and each provision thereof shall be valid and enforced to the fullest extent permitted by law.

7.6 Binding Effect. This Agreement shall inure to the benefit of, and shall be binding upon, the assigns, successors in interest, personal representatives, estates, heirs and legatees of each of the parties hereto.

7.7 Entire Agreement. This Agreement contains the entire Agreement of the parties hereto, and supersedes any prior written or oral agreements between them concerning the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, between the parties hereto, relating to the subject matter contained in this Agreement which are not fully expressed herein.

7.8 Amendments. This Agreement may be amended or supplemented only by written documents signed by all parties.

7.9 Nondiscrimination. The parties shall not discriminate on the grounds of race, religious creed, color, national origin, ancestry, age, physical disability, mental disability, medical condition, including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sex or sexual orientation, in connection with the performance of this Agreement. The parties further agree to conform to the requirements of the Americans with Disabilities Act in the performance of this Agreement.

7.10 Additional Documents. The parties hereto agree to execute any and all additional documents and instruments necessary to carry out the terms of this Agreement.

7.11 No Merger. All representations, warranties, acknowledgments, releases, covenants and obligations contained in this Agreement shall survive delivery and recordation of the Grant of Easement.

7.12 Ratification. This Agreement is subject to approval and ratification by the City Council of the City of Riverside.


7.13 **Authorization to Sign.** Grantor hereby represents and warrants to City that they are the sole owner of the referenced Property, and that they have the authority to enter into this Agreement.

7.14 **Counterparts.** This Agreement may be executed in two (2) or more identical counterparts, each of which shall be deemed to be an original and each of which shall be deemed to be one and the same instrument when each party signs each such counterpart.

EXECUTED on the date or dates set forth below. This Agreement shall be effective as of the date signed by all parties.

City:

CITY OF RIVERSIDE

By: 
Community Development Deputy Director

Dated: August 29, 2014

ATTEST:

By: 
City Clerk

Certified as to funds availability:


By: 
Finance Director

Approved as to Form:

By: 
Supervising Deputy City Attorney

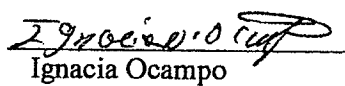
Grantor:

ABDON OCAMPO

By: 
Abdon Ocampo

Dated: 8.12.14

IGNACIA OCAMPO

By: 
Ignacia Ocampo

Dated: 8.13.14

EXHIBIT "A"

EXHIBIT "A"

Public Utility Easement
POR. A.P.N. 147-301-003

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

That portion of Lot 3 in Block 32 of La Granada, as shown by Map on file in Book 12, pages 42 through 51 of Maps, Records of Riverside County, California, lying within a strip of land 10.0 feet in width, the southwesterly line of said strip of land being described as follows:

Commencing as the most westerly corner of said Lot 3;

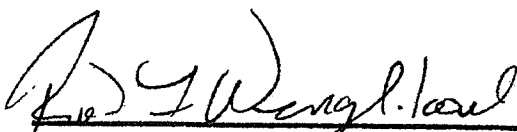
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Thence South 38° 07' East, continuing along said southwesterly line, a distance of 25.00 feet to the **END** of this line description.

The sidelines of said strip of land shall be lengthened or shortened to terminate northwesterly in the northwesterly line of said parcel of land, and shall terminate southeasterly at right angle to said southwesterly line.

Containing 0.006 Acres or 250 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.


Richard F. Wenglikowski, L.S. 4904 5/5/13 Date
DESCRIPTION APPROVAL:

BY:  6/3/2013 DATE
FOR: CURTIS C. STEPHENS, L.S. 7519



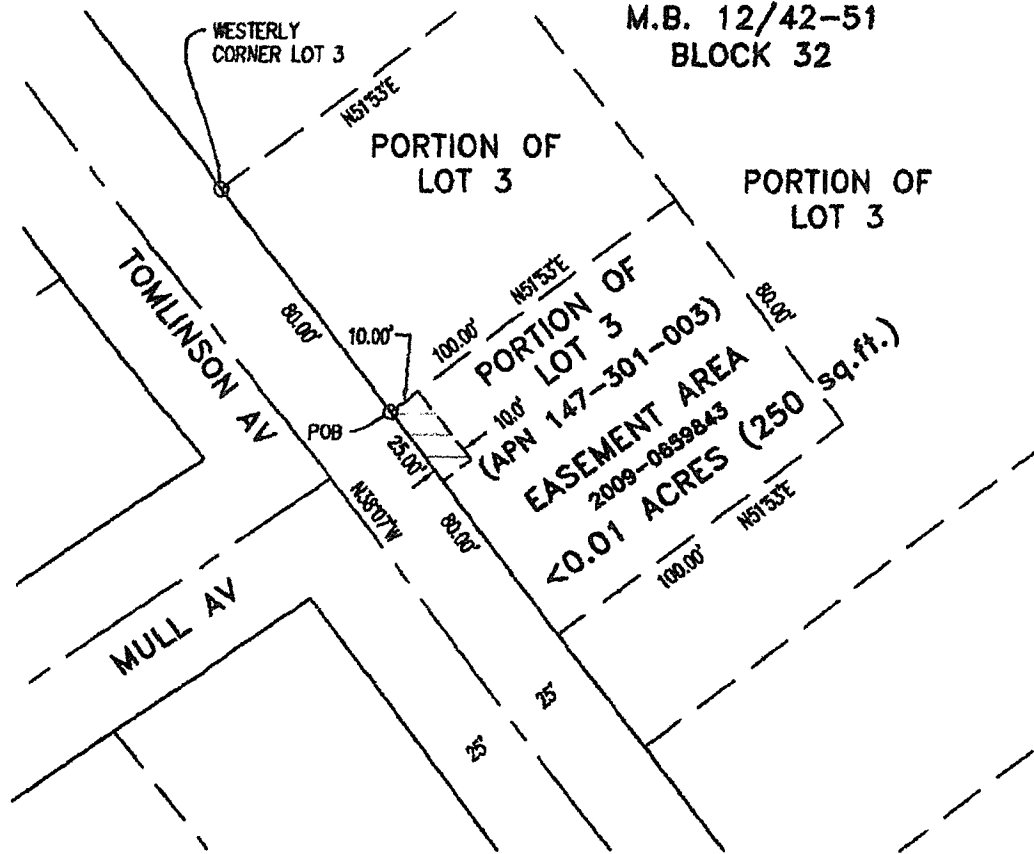
EXHIBIT "B"

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.



SCALE: 1" = 50'

LA GRANADA
M.B. 12/42-51
BLOCK 32



NOTE: ALL DIMENSIONS SHOWN HEREON ARE BASED ON RECORD DATA OR CALCULATED FROM RECORD DATA.

Richard F.
Wenglikowski PLS
Carey, ID
208-720-5692

CITY OF RIVERSIDE PUBLIC UTILITY
PUBLIC UTILITY EASEMENT

SHEET NO.
1 of 1

DATE
04/24/13

PROJECT: 69KV RTRP PROJECT

DRAWING NO.
CB-64N-9

EXHIBIT "C"

When recorded mail to:

Exhibit "C"

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)

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
APN: 147-301-003 (Portion)

D-

EASEMENT

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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 whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *electric energy distribution and transmission facilities, and telecommunication facilities*.

Date: _____

ABDON OCAMPO

IGNACIA OCAMPO

By: _____
Abdon Ocampo

By: _____
Ignacia Ocampo

Abdon and Ignacia Ocampo
APN: 147-301-003 (Portion)

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(Government Code Section §21027)**

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DATED: _____

CITY OF RIVERSIDE

By: _____
David Welch
Real Property Services Manager

APPROVED AS TO FORM

By: _____
Supervising Deputy City Attorney

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POR. A.P.N. 147-301-003

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BY:  6/3/2013 DATE
FOR: CURTIS C. STEPHENS, L.S. 7519

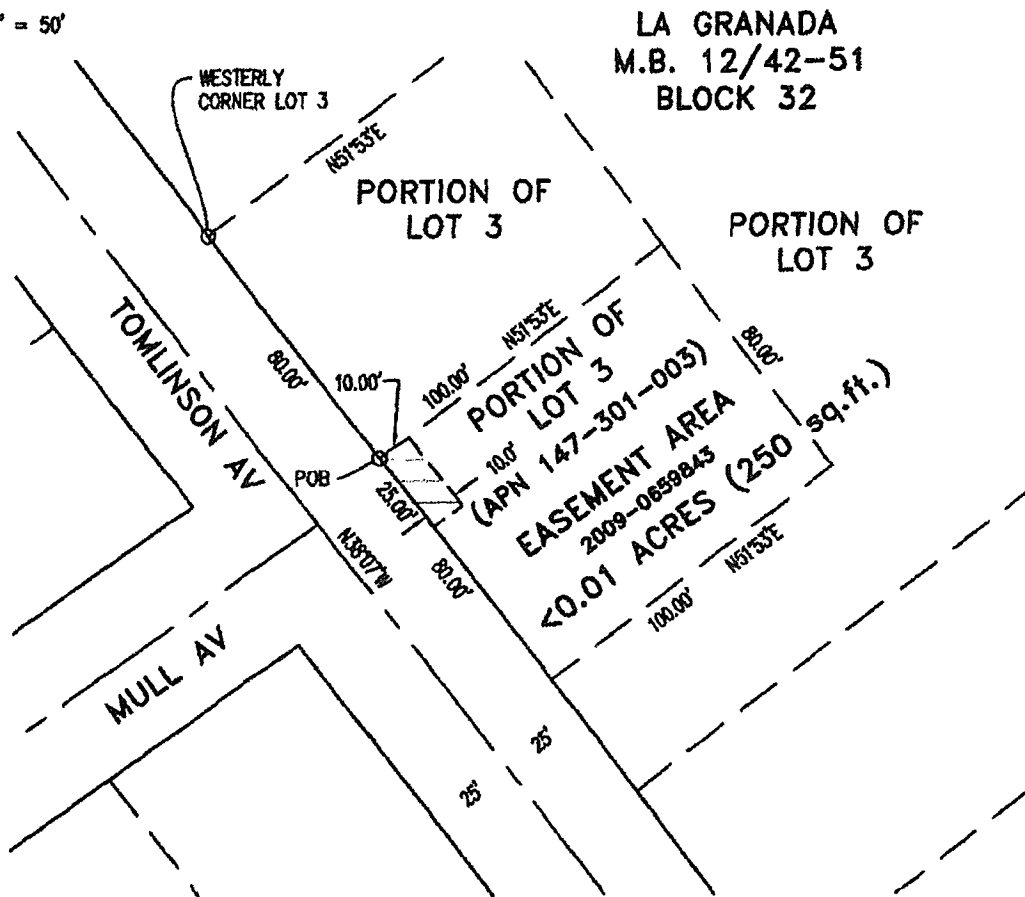


EXHIBIT "B"

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Richard F.
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Carey, ID
208-720-5692

CITY OF RIVERSIDE PUBLIC UTILITY
PUBLIC UTILITY EASEMENT

SHEET NO.
1 of 1

DATE
04/24/13

PROJECT: 69KV RTRP PROJECT

DRAWING NO.
CB-64N-9

CITY OF RIVERSIDE
 REAL PROPERTY TRANSACTION REPORT
 FINANCE DEPARTMENT

Acquisition Disposition Transfer

1. GENERAL INFORMATION

Location Address 4737 Tomlinson Avenue
 Description RTRP 69kV Transmission Line Project APN 147-301-003
 Land Building Easement
 Length of Term (Years) _____

Transaction Date 12/3/2014
 Council Authorization Date 12/18/2012 Item Number 6, 13
 Acquisitions: Disposals: Transfers:
 Purchase Price \$ 1,500 Original Acquisition Date _____ From _____
 Account Number _____ Original Acquisition Amount \$ _____ To _____
 For Donated Property:
 Appraised/Market Value \$ _____
 For Property Acquired through Eminent Domain:
 Order of Possession Date _____ Date of Final Condemnation _____
 Final Settlement Value \$ _____

2. BUILDING INFORMATION FOR INSURANCE PURPOSES

2(a) TO BE DEMOLISHED? Yes [Proceed to Question 2(b)] No [Complete remainder of form]
 2(b) IS, OR WILL BE, OCCUPIED? Yes [Complete remainder of form] No [Proceed to Section 3]
 DESIRED DATE FOR COVERAGE TO BE EFFECTIVE _____

CONSTRUCTION INFORMATION _____ Year Built _____
 _____ No. of Stories _____
 (Exterior Walls, Structural Elements and Roof)
 Building Square Footage _____ Lot Size _____

OCCUPANCY (Check all that apply)
 Administrative Office Waste Treatment Plant Pump Station
 Water Treatment Plant Other (please describe): _____

FIRE PROTECTION (Check availability of Fire Protection Features)
 Fire Extinguishers Yes No Automatic Sprinkler Yes No
 Fire Hose Yes No Waterflow Alarm Yes No
 Fire Hydrants Yes No Number of hydrants within 500 feet _____
 Heat or Smoke Detection Yes No Distance from nearest fire station _____ miles

Describe any other fire protection features (such as a large body of water nearby, that can be used by Fire Department pumps, etc.):

EXPOSURE: Distance from adjacent buildings/exposures and/or other tenants _____

INSURABLE VALUES (Inventory at selling price. All Other property at Replacement Cost)
 Contents, including machinery & equipment, furniture/fixtures _____
 Inventory _____
 Business Interruption (to be completed by Risk Management) _____

3. Sheryn Smay x5343 Date 12/9/14
 Prepared By Telephone Number