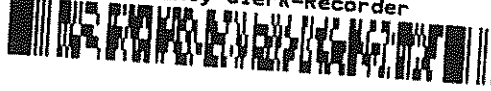


2015-0265472

06/22/2015 02:53 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records  
County of Riverside  
Peter Aldana  
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)

					R	A	Exam: 110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
6									
SIZE	NCOR	SMF	NCHG	T:	NCAAGCC				

FOR RECORDER'S OFFICE USE ONLY

Project: P13-0797  
APN: 231-020-005 &  
POR. APN: 231-020-006 - 010  
Address: 3747 Monroe Street

D- 17196

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **California Baptist University, a California corporation** 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 MAY 13, 2015

**California Baptist University,  
a California corporation**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: Mark Howe

Print Name: MARK HOWE

Title: Vice President of Finance and Administration

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 May 13, 2015, before me, G. Fruh,

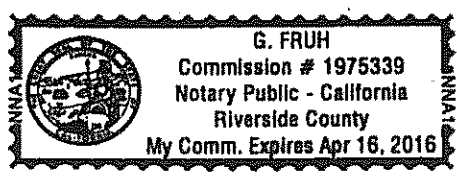
notary public, personally appeared, Mark Howe

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.

G. Fruh  
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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED June 18, 2015

CITY OF RIVERSIDE

By:   
David Welch  
Real Property Services Manager

APPROVED AS TO FORM

  
DEPUTY CITY ATTORNEY

D-17196

**EXHIBIT "A"**  
**LOT MERGER P13-0797**  
**BLANKET P.U.E.**  
**PARCEL "A"**

That portion of Lot 4, Block 23, of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1 Page 70 of Maps), records of San Bernardino County, California, within the City of Riverside, State of California, said portion more particularly described as follows:

**BEGINNING** at the most Westerly corner of said Lot 4, said corner being on the Southeasterly right of way line of Magnolia (66.00 foot half width) as shown on said Map;

**THENCE** along said right of way line and the Northwesterly line of said Lot 4, North 56°23'19" East, a distance of 265.19 feet to a point on a line lying 396.00 feet Southwesterly of the Northerly corner of said Lot 4, said point also being on the Northerly prolongation of the Southwesterly line of Lot 1 of Tract No. 18586, as filed in Book 139, Pages 80 through 81, inclusive of maps, records of Riverside County;

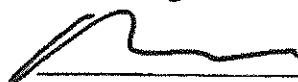
**THENCE** Southerly along said prolongation of said Southwesterly line, South 33°35'54" East, a distance of 661.04 feet to a point on the Southeasterly line of said Lot 4, said point also being on the Northeasterly line of said Lot 1;

**THENCE** along said Southeasterly line and said Northeasterly line, South 56°23'18" West, a distance of 265.19 feet to the most Southerly corner of said Lot 4, said corner being on the Northeasterly right of way line of Monroe Street (40.00 foot half width) as shown on said Tract No 18586;

**THENCE** along the Southwesterly line of said Lot 4 and said right of way line, North 33°35'54" West, a distance of 661.04 feet to the **POINT OF BEGINNING**;

**SUBJECT TO** a Grant of Easement for Public Street and Highway Purposes conveyed to the City of Riverside by Document Recorded JUNE 9, 2015 as Document No. 2015-0242340 of Official Records of Riverside County, California.

Containing 4.024 acres, more or less.




William Rohal L.S. 8805  
Exp. Date 12/31/2016

2-24-2015  
Date



D-17196

DESCRIPTION APPROVAL:

BY:  2/24/15  
DATE

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

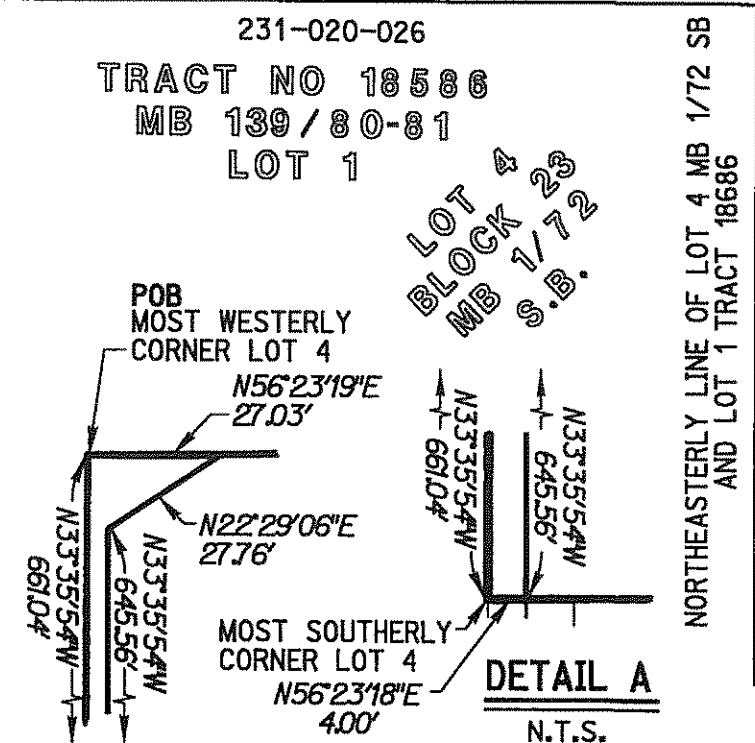
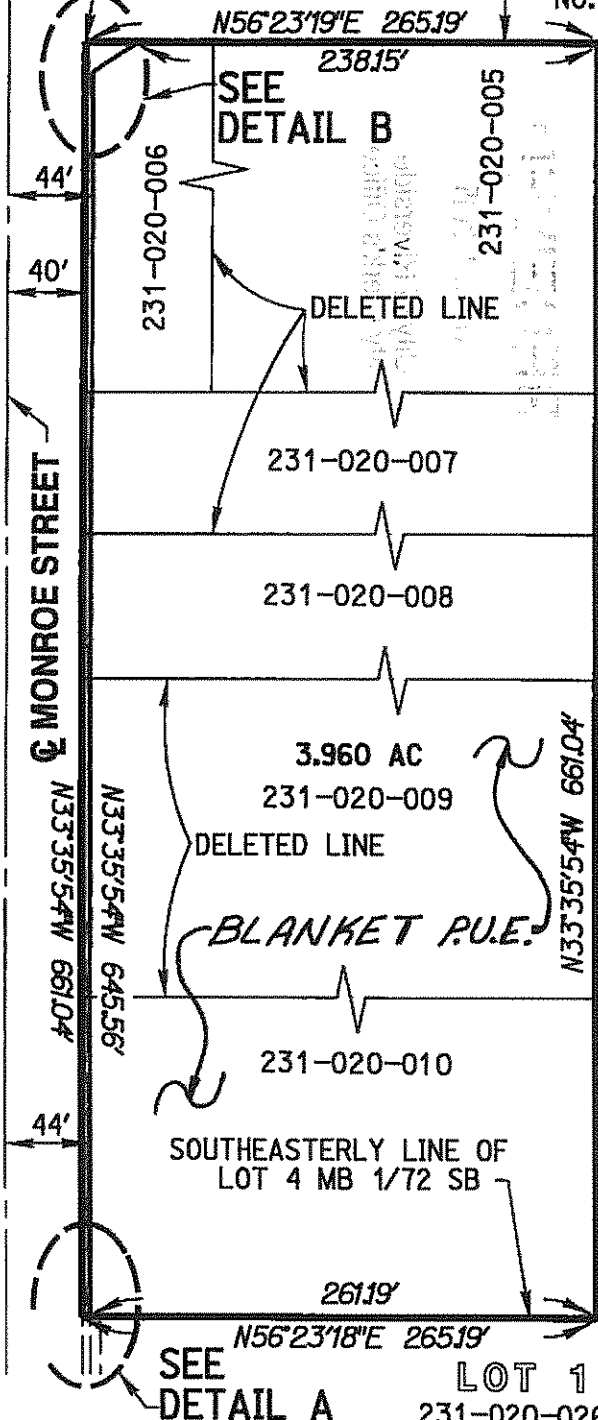
POB MOST WESTERLY CORNER LOT 4

MAGNOLIA AVENUE

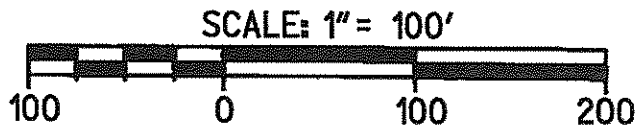
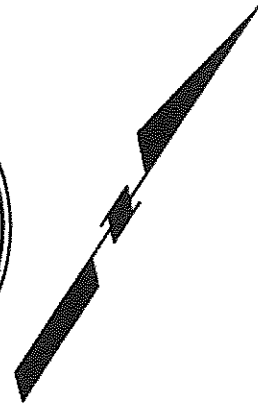
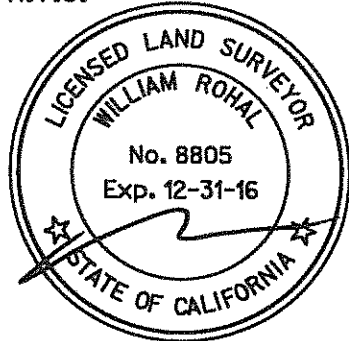
SHEET 1 OF 1 SHEET

GRANT DEED INST NO. 8991 JAN 15, 1982

MOST NORTHERLY CORNER LOT 4



DETAIL B N.T.S.



# CITY OF RIVERSIDE

D-17196

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

**RICK**  
ENGINEERING COMPANY  
Riverside

1770 IOWA AVENUE - SUITE 100  
RIVERSIDE, CA 92507  
951.782.0707  
(FAX)951.782.0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

LOT MERGER  
P13-0797

SCALE: 1"=100' DATE:FEB. 23, 2015