

2016-0126481

03/31/2016 03:05 PM Fee: \$ 0.00

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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)

195					R	A	Exam: 218		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7									
SIZE	NCOR	SMF	NCHG	T:	Notice				

FOR RECORDER'S OFFICE USE ONLY

Project: PM36899
APN: 191-232-037
Address: 9185 Magnolia Avenue

D- 17275

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HLF D Investment Partners, 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 2/24/2016

**HLFD Investment Partners, LLC,
a California limited liability company**

By: _____

Print Name: _____

Title: _____

By: B. Walsh

Print Name: Bernie Walsh

Title: Manager

ACKNOWLEDGMENT

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 Orange } ss

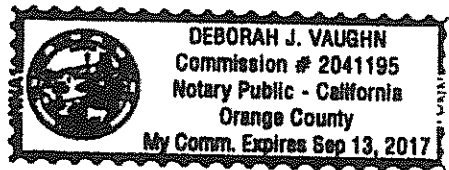
On February 24, 2016, before me, Deborah J. Vaughn
notary public, personally appeared, Bernie Walsh

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.

Deborah J. Vaughn
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 March 30, 2016

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 

CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION
BLANKET P.U.E.

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO BELONGING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 33 AND 35 IN BLOCK 12 OF VILLAGE OF ARLINGTON, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 1 PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 12438, AS SHOWN BY MAP RECORDED IN BOOK 76, PAGES 4 AND 5 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 33°59'35" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 11.00 FEET TO A LINE PARALLEL WITH AND DISTANT 11.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTHEASTERLY LINE OF SAID LOTS 33 AND 35 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED;

THENCE SOUTH 56°01'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 328.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVING NORTHERLY HAVING A RADIUS OF 20.00 FEET AND TO WHICH THE RADIAL LINE BEARS SOUTH 29°16'23" WEST;

THENCE NORTHWESTERLY TO THE RIGHT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°44'07" AN ARC LENGTH OF 9.33 FEET TO THE NORTHEASTERLY LINE OF DONALD AVENUE AS SHOWN BY MAP OF THE KRUSE TRACT, RECORDED IN BOOK 28 PAGE 29 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 33°59'30" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 280.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 28 OF DONALD AVENUE EXTENSION TRACT, AS SHOWN BY MAP RECORDED IN BOOK 25, PAGES 98 AND 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 56°01'00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 28, A DISTANCE OF 132.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 28;

THENCE NORTH 33°59'30" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 28, A DISTANCE OF 57.00 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF

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LAND DESCRIBED IN DEED TO MCMAHAN FURNITURE COMPANY RIVERSIDE BY DOCUMENT RECORDED APRIL 28, 1972 AS INSTRUMENT NO. 55040, OFFICIAL RECORDS;

THENCE NORTH 56°01'00" EAST, ALONG SAID NORTHWESTERLY BOUNDARY AND PARALLEL WITH SAID SOUTHEASTERLY LINE OF LOTS 33 AND 35, A DISTANCE OF 168.51 FEET;


THENCE NORTH 33°59'35" WEST, CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY, A DISTANCE OF 10.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF LAFAYETTE STREET (LOT A) OF SAID KRUSE TRACT, SAID POINT ALSO BEING A POINT IN THE NORTHWESTERLY LINE OF PARCEL 1 OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO SAFEWAY STORES, INCORPORATED, BY DOCUMENT RECORDED JANUARY 20, 1955 IN BOOK 1683 PAGE 10 OF OFFICIAL RECORDS;

THENCE NORTH 56°01'00" EAST, ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, A DISTANCE OF 30.00 FEET TO SAID SOUTHWESTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 12438;

THENCE SOUTH 33°59'35" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 356.00 FEET TO THE POINT OF BEGINNING.

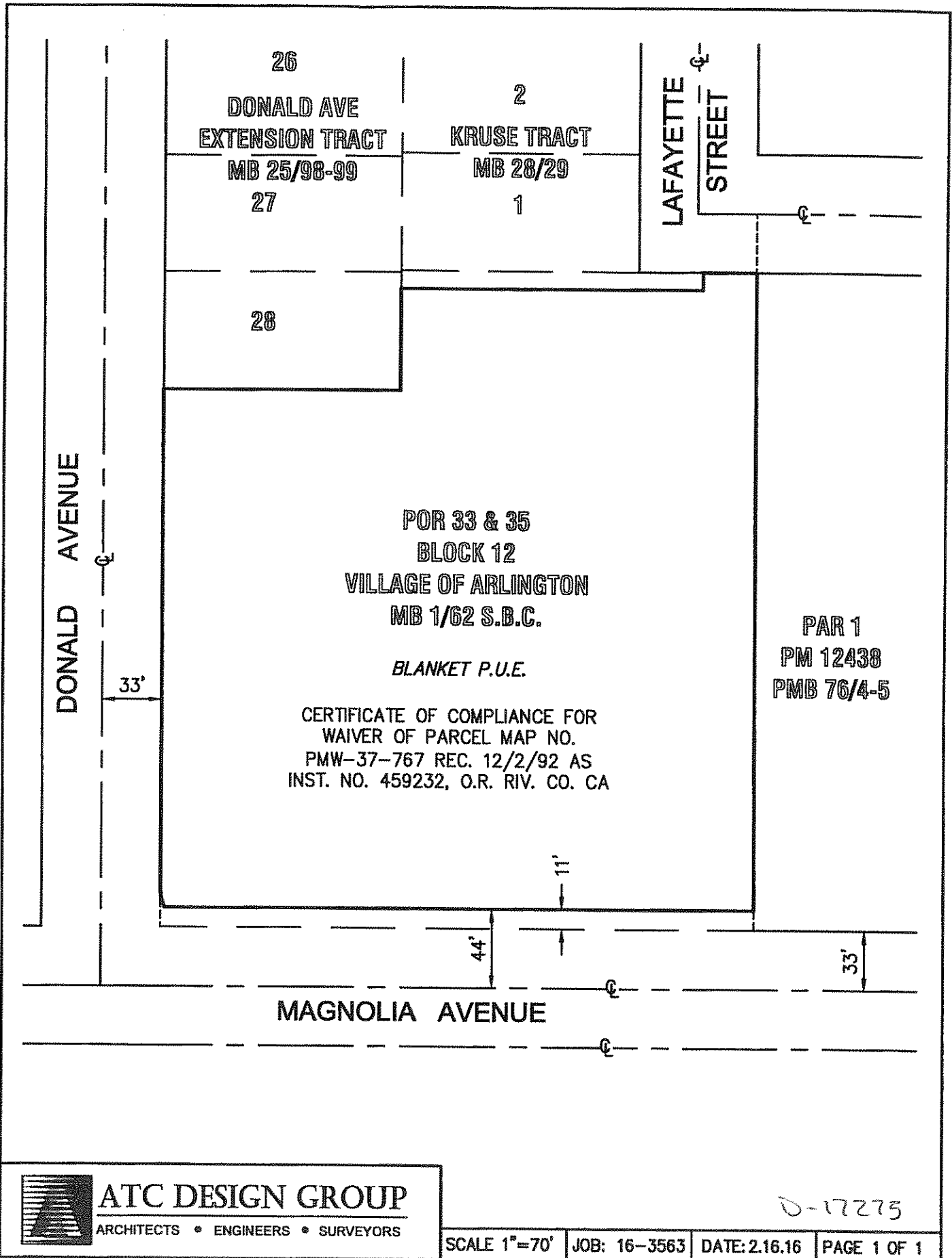
SAID DESCRIPTION IS PURSUANT TO THAT "CERTIFICATE OF COMPLIANCE" BY THE CITY OF RIVERSIDE, SAID CERTIFICATE RECORDED DECEMBER 2, 1992 AS INSTRUMENT NO. 459232 OF OFFICIAL RECORDS.

DESCRIPTION APPROVAL:

BY:  2/22/10
DATE

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

D-17275



ATC DESIGN GROUP

ARCHITECTS • ENGINEERS • SURVEYORS

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