

Commonwealth Land Title Company

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2016-0449220
10/13/2016 12:51 PM Fees: \$0.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: TERESA #134

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §8103)

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project

APN: 234-030-009 (Portion)

9305536

THA: 009-173

D- 17336


EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LEEN COMMERCIAL, 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 *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: 9-30-2016

LEEN COMMERCIAL, LLC, a California limited liability company

By: 

By: _____

Print: Omar Alqozah

Print: _____

Its: PRESIDENT

Its: _____

D-17336

Leen Commercial, LLC
APN 234-030-009 (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: October 12, 2016

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. 234-030-009

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

That portion of Lot 13 in Block 27 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the most southerly corner of said Lot 13;

THENCE North $33^{\circ}37'48''$ West, along the southwesterly line of said Lot 13, a distance of 39.29 feet to the most westerly corner of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded July 21, 1972, as Instrument No. 97079 of Official Records of Riverside County, California;

THENCE North $51^{\circ}08'25''$ East, along the northwesterly line of said parcel of land and along the southeasterly line of State Highway Route 91, as shown by State Highway Right-of-Way Map VIII-RIV-43-RIV, Sheet 2 of 23 Sheets, filed with the County Surveyor of said Riverside County, on January 5, 1962, a distance of 17.07 feet to the most northerly corner of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded June 12, 1985, as Instrument No. 126831 of Official Records of said Riverside County, and being the **POINT OF BEGINNING** of the parcel of land being described;

THENCE continuing North $51^{\circ}08'25''$ East, along said southeasterly line of State Route 91, a distance of 4.76 feet;

THENCE South $71^{\circ}48'22''$ East, a distance of 47.42 feet to the northwesterly line of said parcel of land described in document recorded July 21, 1972;

THENCE South $56^{\circ}22'07''$ West, along said northwesterly line, a distance of 13.05 feet to the most easterly corner of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded January 2, 1979, as Instrument No. 608 of Official Records of said Riverside County;


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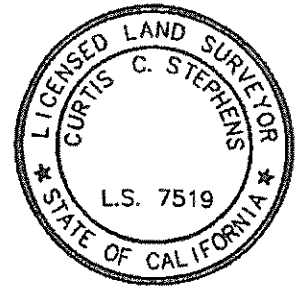
THENCE North 78°37'52" West, along the northerly line of said last described parcel of land, a distance of 29.70 feet to the northeasterly line of said parcel of land described in said document recorded June 12, 1985;

THENCE North 33°37'48" West, along said northeasterly line, a distance of 15.84 feet to the **POINT OF BEGINNING**.

Containing 0.01 Acres or 502 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 8/31/16 Prep. 
Curtis C. Stephens, L.S. 7519 Date



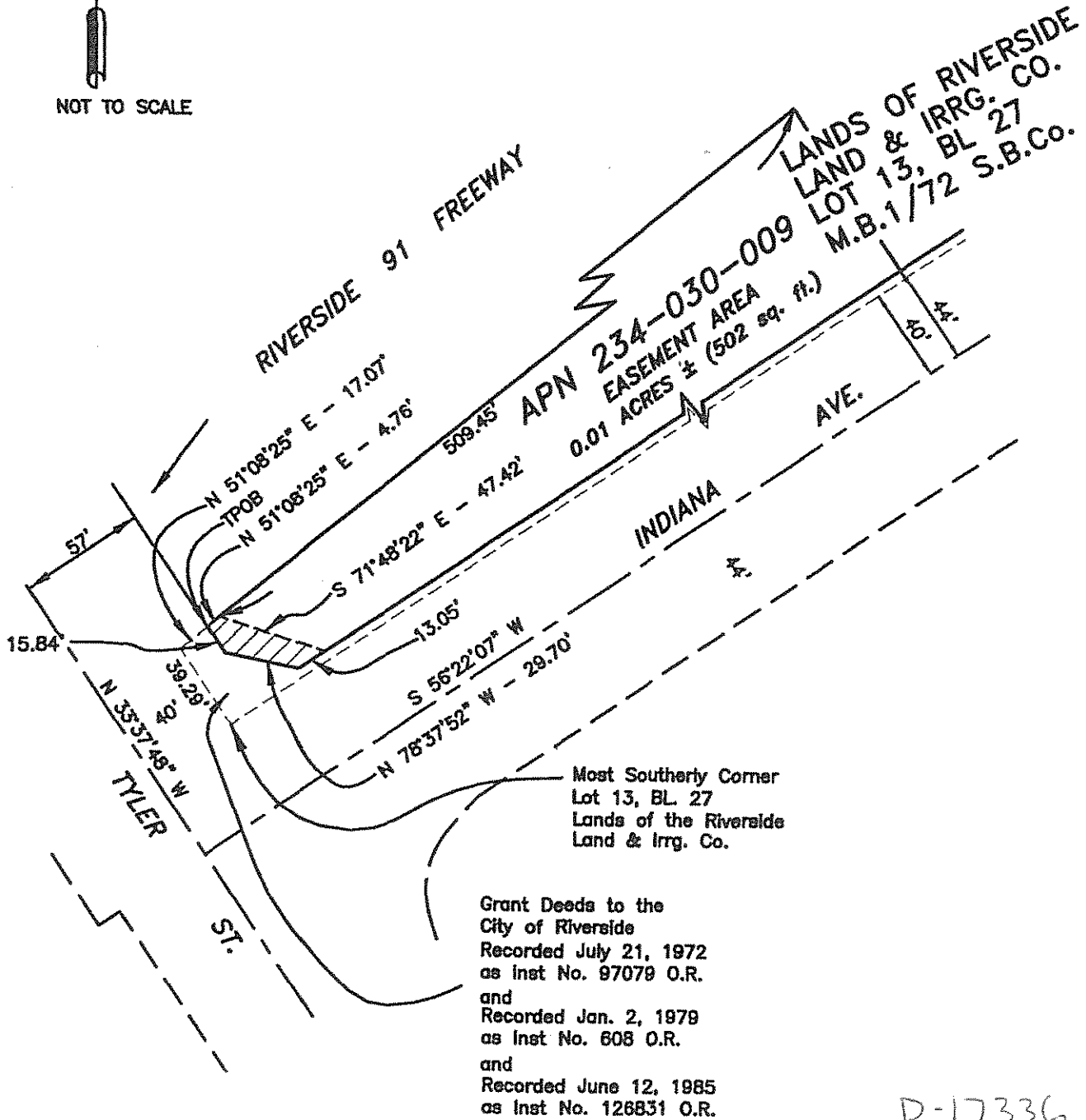
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EXHIBIT "B"

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.



NOT TO SCALE



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

DATE
11/22/13

**CITY OF RIVERSIDE PUBLIC UTILITY
PUBLIC UTILITY EASEMENT**

PROJECT: 69kV RTRP PROJECT

SHEET NO.
1 of 1

DRAWING NO.
CB-80N-D42