

When recorded mail to:

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

2016-0500826

11/09/2016 10:29 AM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

ISS					R	A	Exam: 648		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
61									
SIZE	NCOR	SMF	NCHGT:			NCHGT			

Project: Turtle Creek Apartments
APN: 151-380-051
Address: 4826 Van Buren Blvd.

D- 17348

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Pacific Oasis, LLC, a Nevada 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 ^{MS} 10-25-2016

Pacific Oasis, LLC, a Nevada Limited Liability Company

By: _____

By:  _____

Print Name: _____

Print Name: ANDREW CHANG

Title: _____

Title: President

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 Los Angeles }^{ss}

On 10/25/2016, before me, Marie Palacios,
notary public, personally appeared, Andrew Shaw Chang

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.

Marie Palacios
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 November 8, 2016

CITY OF RIVERSIDE

By: _____


David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: _____


CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT: TURTLE CREEK APARTMENTS - BLANKET P.U.E.
APN: 151-380-051
ADDRESS: 4826 VAN BUREN BLVD

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

THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO LA SIERRA ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA:

EXCEPTING THEREFROM THE NORTH 355 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF A LINE 60.00 FEET WESTERLY OF AND PARALLEL TO THE CENTERLINE OF VAN BUREN BOULEVARD.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF VAN BUREN BOULEVARD AND COLORADO AVENUE. THENCE SOUTHERLY ALONG SAID CENTERLINE OF VAN BUREN BOULEVARD, SOUTH 00° 14' 21" WEST 186.87 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF DEED RECORDED 01/07/2015 AS DOCUMENT NO. 2015-0005363, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY PROLONGED LINE, SOUTH 89° 36' 05" WEST 60.00 FEET TO WESTERLY LINE OF DEED RECORDED 8/30/2006 AS INSTRUMENT NO. 2006-0639235, OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE, SOUTH 00° 14' 21" WEST 7.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00° 14' 21" WEST 222.22 FEET TO A POINT; THENCE DEPARTING SAID WESTERLY LINE, NORTH 41° 01' 04" WEST 37.91 FEET TO A POINT ON A LINE, DISTANT AT RIGHT ANGLES 85.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF VAN BUREN BOULEVARD; THENCE ALONG SAID PARALLEL LINE NORTH 00° 14' 21" EAST 44.20 FEET TO A POINT; THENCE NORTH 28° 19' 30" EAST 28.67 FEET TO A POINT ON A LINE, DISTANT AT RIGHT ANGLES 71.50 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF VAN BUREN BOULEVARD; THENCE ALONG SAID PARALLEL LINE, NORTH 00° 14' 21" EAST 72.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 59.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 43' 55", AN ARC DISTANCE OF 15.30 FEET TO A POINT ON A TANGENT LINE; THENCE ALONG SAID LINE NORTH 14° 58' 16" EAST 37.53 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:


JEROME A. ROGERS DATE 10/11/16
L.S. NO. 5336

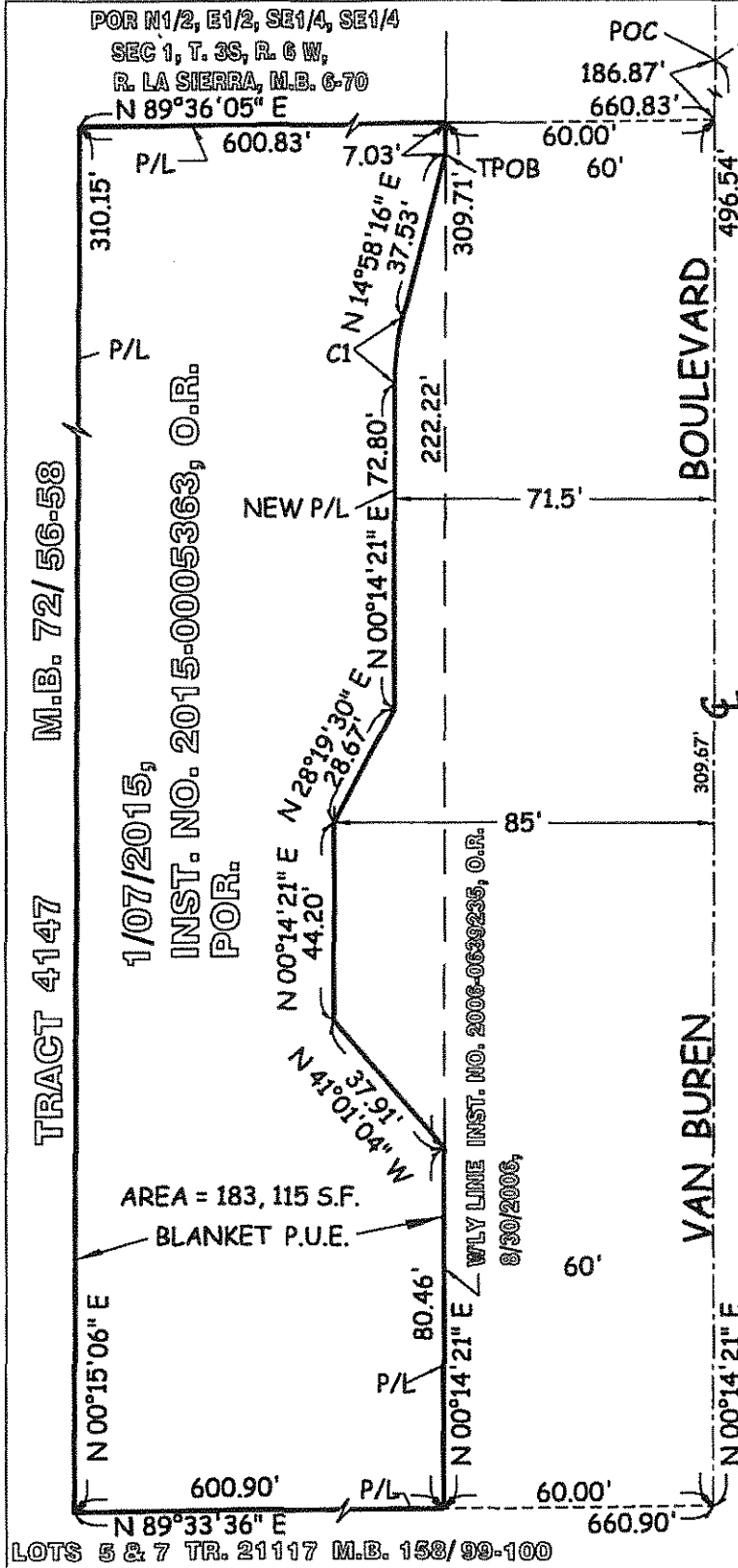


DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 DATE 10/24/16
CITY SURVEYOR

D-17348

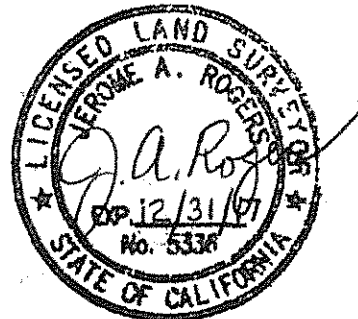
EXHIBIT "A" PLAT



CURVE DATA TABLE:

NO.	△	TAN	RADIUS	ARC LENGTH
C1	14°43'55"	7.69'	59.50'	15.30'

- P/L=PROPERTY LINE
- POC=POINT OF COMMENCEMENT
- TPOB= TRUE POINT OF BEGINNING
- P.U.E.= PUBLIC UTILITY EASEMENT



PREPARED BY:
**TRITECH
ENGINEERING
ASSOCIATES**

135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: info@tritechengineer.com

• CITY OF RIVERSIDE, CALIFORNIA • D-17348

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: C.M. DATE: 10-05-16

SUBJECT BLANKET P.U.E.