

2016-0559768

12/15/2016 09:58 AM Fee: \$ 0.00

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



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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)

155					R	A	Exam: 780			
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
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SIZE	NCOR	SMF	NCHGT:			NCHG CE				

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0297 Lot Consolidation
APN's: 234-041-020, -021, -022 & -023
Address: 10098 Magnolia Avenue

D- 17366

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **The Brickyard LTD.-Riverside, a limited partnership** 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,

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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 11-3-16

The Brickyard LTD.-Riverside, a limited partnership

By: _____

By: George Mobayed

Print Name: _____

Print Name: George Mobayed

Title: _____

Title: President, Investment Concepts, Inc.
General Partner

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

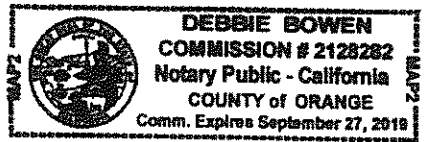
County of Orange } ss

On November 3, 2016, before me, Debbie Bowen,
notary public, personally appeared, George Mobayed

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.



Debbie Bowen
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 30, 2016

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 

CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT 'A'

PROJECT: P16-0297 LOT CONSOLIDATION
A.P.N.'S: 234-041-020, 234-041-021, 234-041-022 AND 234-041-023
ADDRESS: 10098 MAGNOLIA AVENUE

PARCEL A

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

PARCEL 1 TOGETHER WITH PARCELS 2, 3 AND 4 ALL OF PARCEL MAP NO. 17628 AS SHOWN BY MAP ON FILE IN BOOK 112, PAGES 35 AND 36 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AREA - 1.974 AC. MORE OR LESS

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

C.J. Queyrel 11-10-16
C.J. QUEYREL LS 2968 DATE

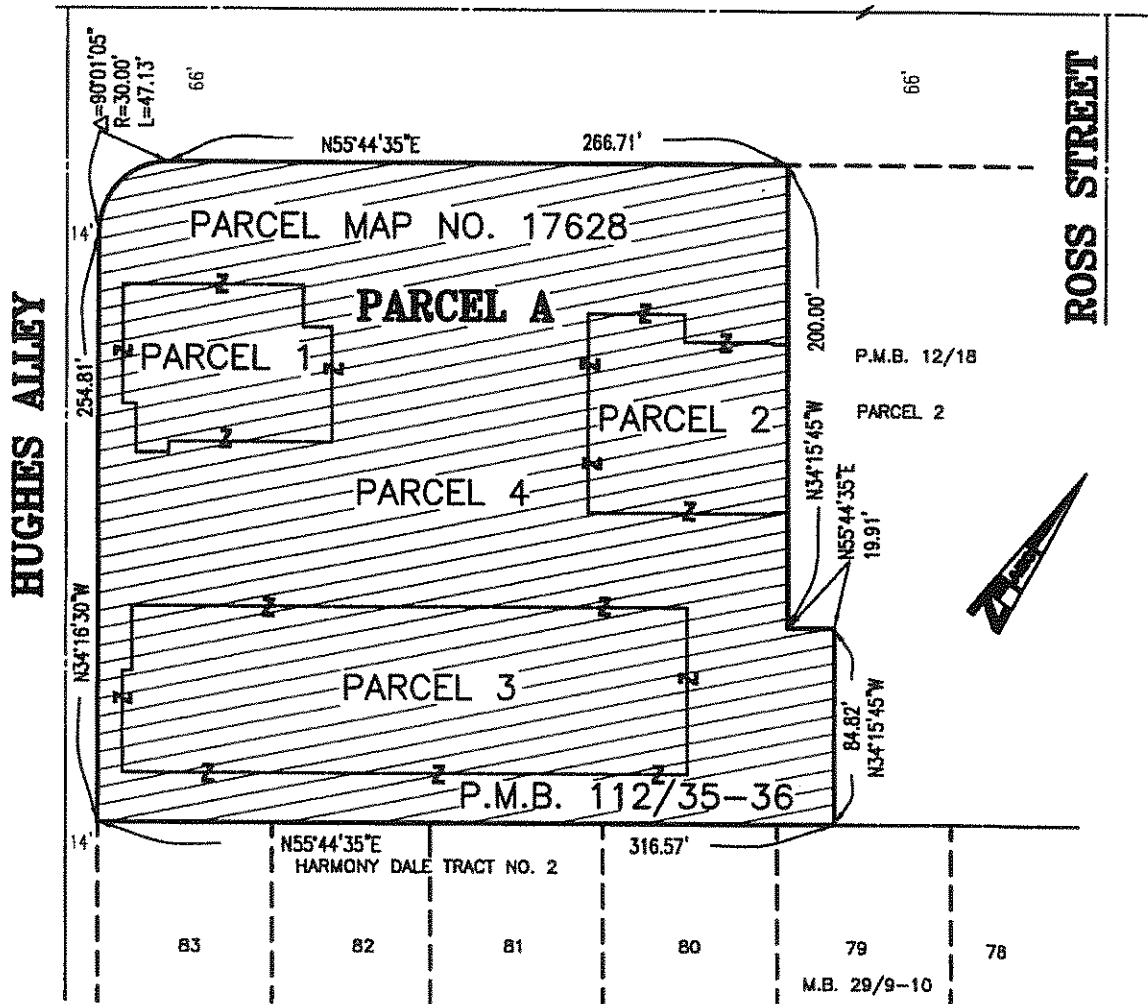


DESCRIPTION APPROVAL:

Curtis C. Stephens 11/15/16
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

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MAGNOLIA AVENUE



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=80'

DRAWN BY: R.W.J.

DATE: 11/1/16

SUBJECT: P16-0297 LOT CONSOLIDATION
MAGNOLIA & HUGHES ALLEY (SE COR)

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**RESOLUTION ADOPTED BY UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS OR
INVESTMENT CONCEPTS, INC.**

The following resolution is hereby adopted by the unanimous written consent of the undersigned being all the members of the Board of Directors (the "Board") of INVESTMENT CONCEPTS, INC., a corporation duly organized and existing under the law of the State of California (hereinafter, the "Corporation"), pursuant to the Bylaws of the Corporation.

WHEREAS, this Corporation is the sole general partner of a California limited partnership in the name of The Brickyard, Ltd. – Riverside (hereinafter, the "Partnership");

WHEREAS, the Partnership proposes to record an Easement to the City of Riverside for right-of-way for the construction, reconstructions, maintenance, operation, inspection, repair, replacement, relocation renewal and removal of Blanket Electric Energy Distribution and Telecommunication Facilities, to only be constructed in areas outside of existing building footprints or approved building footprints.

WHEREAS, this Corporation in its capacity as the sole general partner of the Partnership may be called upon to execute various documents or other writings on behalf of the Partnership, and to perform all acts necessary or desirable to conduct the business of affairs of the Partnership.

BE IT RESOLVED, that the following named officer:

George Mobayed, President of Investment Concepts, Inc.

and

Sandra Poiser, Chief Operating Officer, Sr. Vice President & Treasurer of Investment Concepts, Inc.

Are hereby authorized, directed and empowered to act by himself or herself on behalf of and in the name of this Corporation, as general partner of the Partnership or on its own behalf.

All authority resolved and granted hereby, shall remain in full force and effect until such time, if any, as the same may be expressly superceded by Resolution of the Corporation, duly adopted in accordance with the organizational documents of the Corporation and applicable law.

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IN WITNESS WHEREOF, the members of the Board have executed these resolutions and affixed the corporate seal of this Corporation this 3rd day of November, 2016 .

AUTHORIZED SIGNATURES:

SEAL
(If none, so state.)

George Mubayed
George Mubayed, President

Sandra Poiser
Sandra Poiser, Chief Operating Officer, Senior Vice President and Treasurer

George A. Chami
George A. Chami

George Mubayed
George Mubayed

Irmgard Benz
Irmgard Benz

Sandra Poiser
Sandra Poiser

Mardah Chami
Mardah Chami

Richard Hormuth
Richard Hormuth

George A. Chami Jr.
George A. Chami Jr.

Darren Janger
Darren Janger

Marcia Chami
Marcia Chami