

Commonwealth Land Title Company

When recorded mail to:

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

DOC # 2017-0071357
02/17/2017 01:32 PM Fees: \$0.00
Page 1 of 7
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: KIYOMI #289

FREE RECORDING

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

9305134

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
APN: 155-290-048 (Overhead Portion)

TIA 009-043

D- 17372

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STONEGATE APARTMENTS PROPERTY MANAGEMENT, LP, 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 over 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.

Further, Grantors shall not erect, place, construct, nor permit to be erected, placed or constructed any structures or modifications to existing structures above the existing finished height of any structures existing as of the date of recordation of this easement. This height restriction is made supplemental to existing City of Riverside building code regarding setbacks, and permanent future construction or additions to existing structures and is hereby imposed in said Easement.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, except for those structures existing as of the date of recordation of this easement, to enter upon and to pass and repass over and along said real property 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: NOVEMBER 29, 2016

STONEGATE APARTMENTS PROPERTY MANAGEMENT,

LP, a Colorado limited partnership
By: New Woodland Hills Corporation, General Partner

By: [Signature]

By: _____

Printed: John T. Jaffe

Printed: _____

Its: Vice President

Its: _____

D-17372

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By: New Woodland Hills Corporation, General Partner

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By: _____

Printed: John T. Jaffe

Printed: _____

Its: Vice President

Its: _____

D-17372

Stonegate Apartments Property Management, LP
APN: 155-290-048 (Overhead 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: January 3, 2017

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM

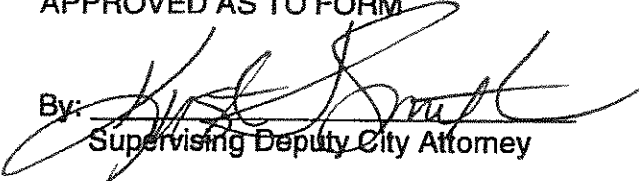
By: 
Supervising Deputy City Attorney

EXHIBIT "A"

Public Utility Easement (Overhead)
POR. A.P.N. 155-290-048

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

That portion of Lot 1 of Tract No. 21605, as shown by Map on file in Book 163, Pages 6 and 7 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the Southeast corner of said Lot 1;

THENCE South $89^{\circ}36'07''$ West along the south line of said Lot 1, a distance of 63.85 feet to an angle point with the southeasterly line of said Lot 1;

THENCE along said southeasterly line South $70^{\circ}09'04''$ West, a distance of 386.76 feet to the most southerly corner of said Lot 1;

THENCE North $32^{\circ}27'07''$ West along the southwesterly line of said Lot 1, a distance of 8.06 feet;

THENCE North $70^{\circ}07'13''$ East, a distance of 449.50 feet to a point on the northeasterly line of said Lot 1, said point being a point in a non-tangent curve with a radius of 1644.63 feet, concaving southwesterly and having a radial that bears North $71^{\circ}09'33''$ East;

THENCE southeasterly along said curve to the right, an arc length of 29.38 feet through a central angle of 01°01'25" to the **POINT OF BEGINNING**.

Containing 0.10 acres or 4232 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

Richard F. Wenglikowski 12/7/14
Richard F. Wenglikowski, L.S. 4904 Date

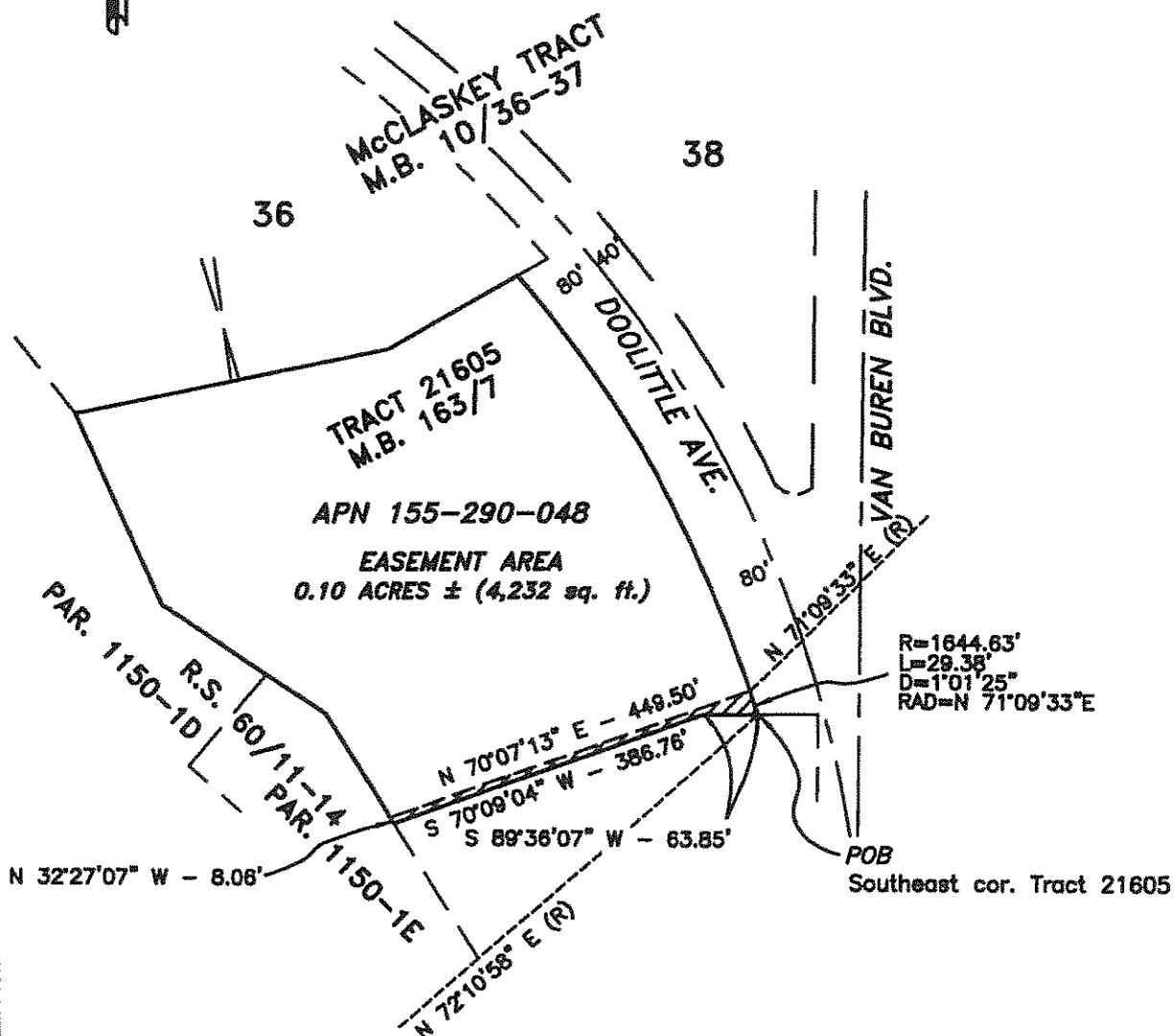


DESCRIPTION APPROVAL:

BY: K. Street 12/23/2014
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

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.



D-17372

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

DATE
10/03/14

CITY OF RIVERSIDE PUBLIC UTILITY
ELECTRICAL EASEMENT

PROJECT: 69KV RTRP PROJECT

SHEET NO.
1 of 1

DRAWING NO.
CB-50N-D9A