

When recorded mail to:

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

**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 §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Transmission Reliability Project
APN: 145-220-032 (Portion)

D- 17378

TRA: 009-139

TTX: 0.00
9305282

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BANK OF AMERICA, NATIONAL ASSOCIATION, a national banking association, 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*, (collectively "Permitted 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 ("Easement Area").

Grantor also grants to Grantee 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 Easement Area, and to deposit tools, implements and other materials in the Easement Area 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 the Permitted Facilities in the Easement Area.

Grantee shall not have access to any portion of Grantor's property other than the Easement Area, other than for ingress and egress. Grantor shall at all times retain and reserve the right to make full use of Grantor's property, including the Easement Area, provided that such use is not inconsistent with the rights granted and does not in any way interfere with the use of the easement granted herein.

Following any work or other activity in or about the Easement Area, including without limitation any excavation in connection with such work, Grantee shall promptly repair any damage and restore the Easement Area or any other affected areas of the Property to the same condition as existed immediately prior to the commencement of any such work or activity.

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Bank of America, National Association
APN: 145-220-032 (Portion)

Grantee shall not be permitted to enter into any assignment of this easement or any subeasement without prior written consent of Grantor, unless said subeasement is to an entity of Grantee.

EXCEPTING AND RESERVING therefrom Grantor's right to keep and maintain existing driveways, ramps and walkways accessing said parcel, across said easement and right-of-way for vehicle and pedestrian ingress and egress purposes, and any facilities installed by grantee under this easement shall be located so as not to interfere with the vehicle or pedestrian traveled portion of said easement and right-of-way.

Date: 2/9/17

BANK OF AMERICA, NATIONAL
ASSOCIATION, a national banking
association

By: Leslie O'Brien

Print: Leslie O'Brien
Vice President

Its: _____

014 30809
CA6-134

Bank of America, National Association
APN: 145-220-032 (Portion)

ACKNOWLEDGEMENT

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 ARIZONA)
) SS
COUNTY OF Maricopa)

On this 9th day of February, 2017, before me, the undersigned notary public, personally appeared Leslie O'Brien, a Vice President of BANK OF AMERICA, NATIONAL ASSOCIATION, a national banking association, proved to me by satisfactory evidence of identification, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged to me that she signed the foregoing document voluntarily on behalf of the association.

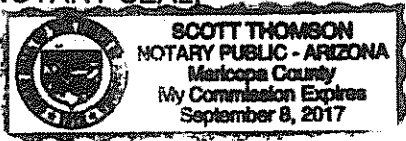
Notary Signature:  _____

Printed Name: SCOTT THOMSON

Arizona Notary Public

My Commission Expires: 09/08/2017

[NOTARY SEAL]



GOVERNMENT CODE SECTION 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: Scott Thomson

DATE COMMISSION EXPIRES: September 8, 2017

COUNTY WHERE BOND IS FILED: Maricopa

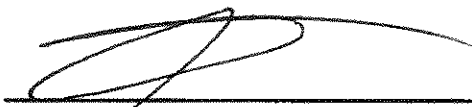
COMMISSION NO.: N/A

VENDOR NO.: N/A

PLACE OF EXECUTION: Newport Beach, CA

DATE: February 27, 2017

Commonwealth Land Title, California



Adriana Santillan

Bank of America, National Association
APN: 145-220-032 (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: February 21, 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
POR. A.P.N. 145-220-032

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

That portion of Parcel 1 of Parcel Map, filed in Book 3, Page 58 of Parcel Maps, Records of Riverside County, California, described as follows:

BEGINNING at the most Westerly corner of said Parcel 1, said corner also being the most northerly corner of land described in grant deed to the City of Riverside by document recorded June 18, 1971 as Instrument No. 66093, Official Records of said Riverside County;

THENCE North 56°00'30" East along the northerly line of said Parcel 1, a distance of 8.76 feet;

THENCE South 33°39'05" East, a distance of 192.44 feet;


THENCE South 35°53'20" East, a distance of 25.13 feet to a point on the northerly line of land described in a grant deed to the City of Riverside by document recorded on September 20, 1991, as Instrument No. 327351, Official Records of said Riverside County, said point is also a point in a non-tangent curve with a radius of 31.50 feet concaving northerly and a radial line to said point bears South 13°07'17" West;

THENCE Northwesterly along said curve to the right, a distance of 23.57 feet through a central angle of 42°52'43" to a point on the westerly line of said Parcel 1, said point being the most Northerly corner of said land described in said last described Grant Deed;

THENCE North 34°00'00" West along said westerly line, a distance of 196.12 feet to the **POINT OF BEGINNING.**

Containing 0.04 acres or 1718 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, L.S. 4904

2-16-14
Date



DESCRIPTION APPROVAL:

BY:  2/16/2014
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

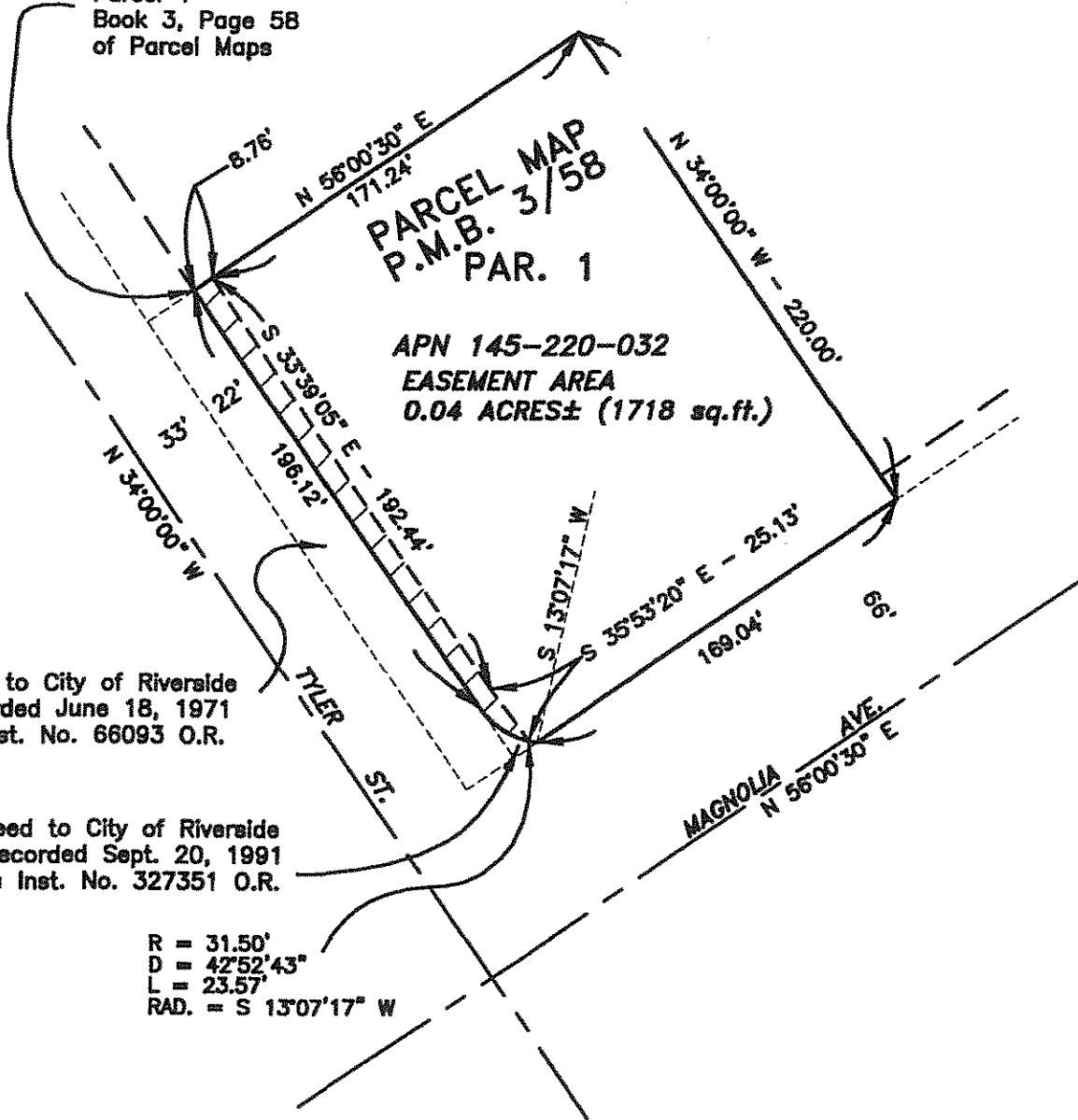
EXHIBIT "B"

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.



NOT TO SCALE

POB
Most Westerly Corner
Parcel 1
Book 3, Page 58
of Parcel Maps



Deed to City of Riverside
Recorded June 18, 1971
as Inst. No. 66093 O.R.

Deed to City of Riverside
Recorded Sept. 20, 1991
as Inst. No. 327351 O.R.

R = 31.50'
D = 42°52'43"
L = 23.57'
RAD. = S 13°07'17" W

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

CITY OF RIVERSIDE PUBLIC UTILITY
PUBLIC UTILITY EASEMENT

SHEET NO.
1 of 1

DATE
11/22/13

PROJECT: 69KV RTRP PROJECT

DRAWING NO.
CB-80N-D31

D-17378