

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: MARIA #309

**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**

9305277

Project: Riverside Transmission Reliability Project  
APN: 146-253-034 (Portion)

D- 17379

TVA 009-175

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LENNOX INVESTMENTS, 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, 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*.

EXCEPTING AND RESERVING therefrom Grantor's right to keep and maintain existing monument sign and any facilities installed by the Grantee under this easement shall be located so as not to disturb or interfere with visibility of said sign. Said exception being described as follows:

The Northwesterly 35 feet of said easement as measured along the Northeasterly line thereof.

Date: Oct 24, 2016

LENNOX INVESTMENTS, LP, a California  
limited partnership

By: Fred Allen

Printed: FRED ALLEN

Its: MANAGER

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Its: \_\_\_\_\_

Lennox Investments, LP  
APN: 146-253-034 (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: November 10, 2016

CITY OF RIVERSIDE

By: 

David Welch  
Real Property Services Manager

APPROVED AS TO FORM

By:   
Supervising Deputy City Attorney

Lennox Investments, LP  
APN: 146-253-034 (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.

HAWAII  
STATE OF CALIFORNIA )  
HAWAII )ss  
COUNTY OF RIVERSIDE )

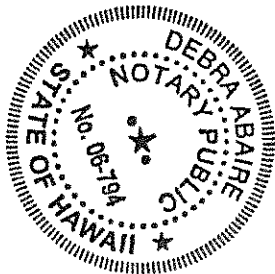
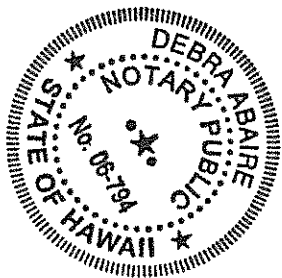
On October 24, 2016 before me, DEBRA ABAIRE, notary public, personally appeared FREDERICK E. ALLEN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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~~ HAWAII that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Debra Abair

Notary Signature



NOTARY PUBLIC CERTIFICATION  
Debra Abair Third Judicial Circuit  
Doc. Description EASEMENT

No. of Pages 2 Date of Doc 10-24-16

Debra Abair 10-24-16  
Notary Signature Date

## EXHIBIT "A"

Public Utility Easement  
POR. A.P.N. 146-253-034

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 Lots 1 and 2 in Block 39 of La Sierra Gardens, as shown by map on file in Book 11, Pages 42 through 50 inclusive of Maps, Records of Riverside County, California, and being a portion of Parcel 1 of Certificate of Compliance recorded June 15, 1987, as Instrument No. 169296 of Official Records of said Riverside County, described as follows:

COMMENCING at the northeasterly corner of said Lot 2, also said corner is the northeasterly corner of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded August 1, 1986, as Instrument No. 183839, of Official Records of said Riverside County;

THENCE South  $11^{\circ}06'00''$  West, along the southeasterly line of said Lot 2, a distance of 4.00 feet to the most easterly corner of said Parcel 1 and being the **POINT OF BEGINNING**;

THENCE continuing along said southeasterly line of said Lot 2, and along the southeasterly line of said Parcel 1, South  $11^{\circ}06'00''$  West, a distance of 6.69 feet;

THENCE North  $79^{\circ}08'28''$  West, a distance of 87.85 feet to a point on the northerly line of said Parcel 1;


THENCE along said northerly line of said Parcel 1, North 60°04'51" East, a distance of 10.74 feet to an angle point in the northeasterly line of said Parcel 1;

THENCE along said northeasterly line of said Parcel 1, South 78°54'24" East, a distance of 79.74 feet to the **POINT OF BEGINNING**.

Containing 0.01 acres or 575 square feet, more or less.


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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 12/7/14  
Date



DESCRIPTION APPROVAL:

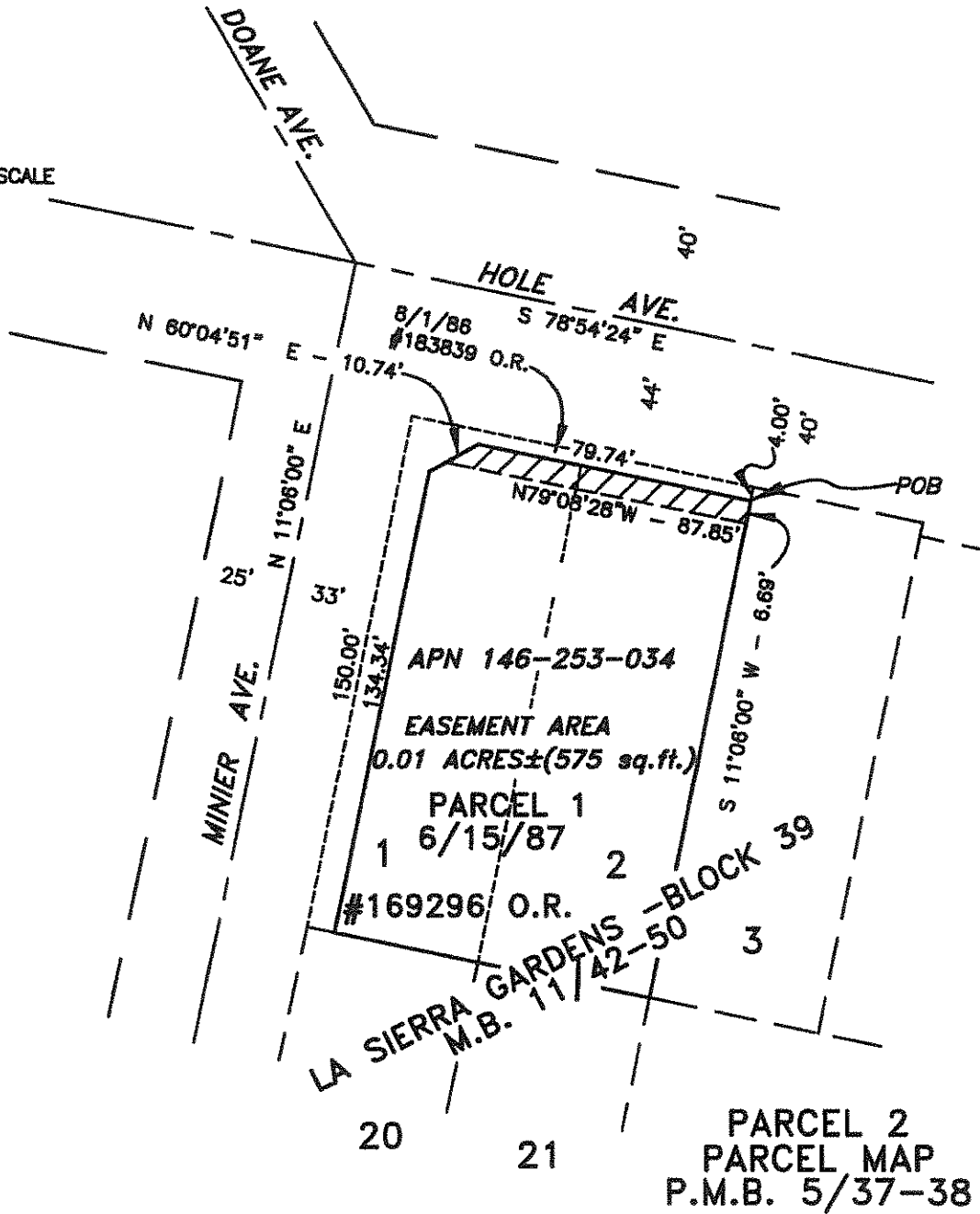
BY:  12/23/2014  
DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

# 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.



NOT TO SCALE



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

DATE  
 11/24/14

CITY OF RIVERSIDE PUBLIC UTILITY  
 PUBLIC UTILITY EASEMENT

PROJECT: 69KV RTRP PROJECT

SHEET NO.  
 1 of 1

DRAWING NO.  
 CB-64S-D25

D-17379