

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 (Overhead Portion)

D- 17380

T&A 004-175

**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 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: Oct 24, 2016

LENNOX INVESTMENTS, LP, a California limited partnership

By: Fred Allen

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

Printed: FRED ALLEN

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

Its: MANAGER

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

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

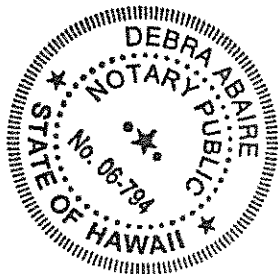
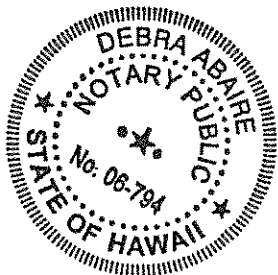
<sup>HAWAII</sup>  
STATE OF CALIFORNIA )  
<sup>HAWAII</sup> )ss  
COUNTY OF RIVERSIDE )

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 <sup>HAWAII</sup> ~~California~~ 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 (Overhead)  
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 Lot 1 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 Lot 2 in said Block 39; said corner is also 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;

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 66.68 feet to the **POINT OF BEGINNING**; this course is hereinafter referred to a Course "A";

THENCE South 58°41'05" West, a distance of 34.30 feet to a point on the northwesterly line of said Parcel 1;

THENCE along said northwesterly line, North 11°06'00" East, a distance of 19.43 feet to an angle point in the northerly line of said Parcel 1;

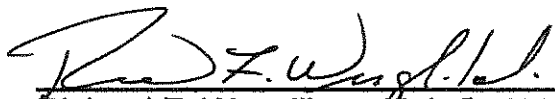
THENCE along said northerly line of said Parcel 1, North 60°04'51" East, a distance of 5.51 feet to an intersection with the westerly prolongation of said Course "A";

THENCE South 79°08'28" East, along said westerly prolongation of Course "A", a distance of 21.17 feet to the **POINT OF BEGINNING**.

Containing 0.006 acres or 284 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



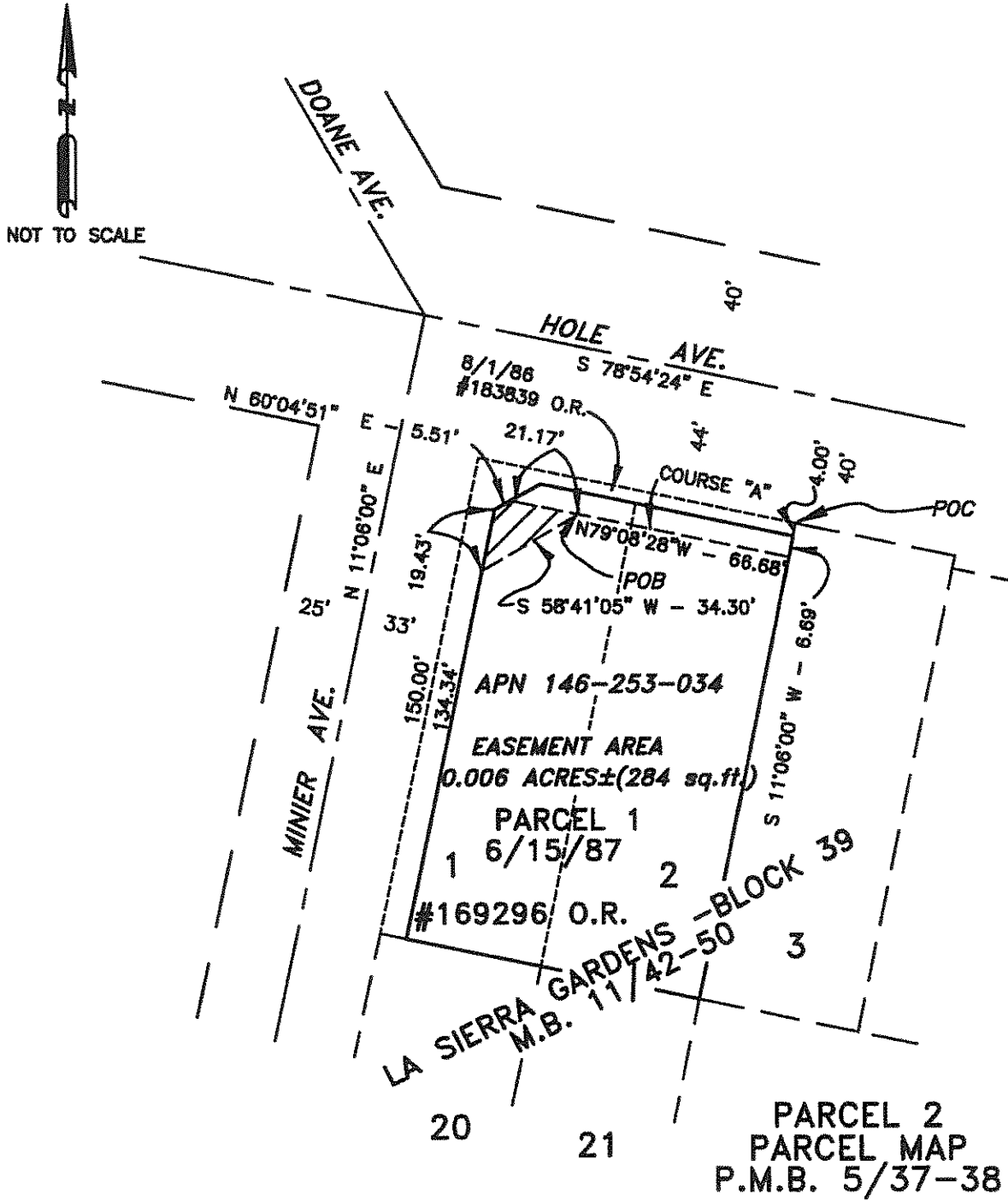
DESCRIPTION APPROVAL:

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  
208-720-5892

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-D25A

D-17380