

RECORDING REQUESTED BY:
 FIRST AMERICAN TITLE COMPANY
 NATIONAL COMMERCIAL SERVICES-ONTARIO

WHEN RECORDED MAIL TO:

CITY CLERK'S OFFICE
 CITY OF RIVERSIDE
 CITY HALL, 3900 MAIN STREET
 RIVERSIDE, CALIFORNIA 92522

2017-0450617

10/30/2017 02:30 PM Fee: \$ 43.00

Page 1 of 7

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



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Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
7									
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D- 17441

THIS IS A TRANSFER TO A GOVERNMENTAL AGENCY, THEREFORE THIS DOCUMENT IS EXEMPT FROM TRANSFER TAX UNDER R & T CODE 11922.

D-17441

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)

FOR RECORDER'S OFFICE USE ONLY

Project: Parcel Map 37317
APN's: 189-290-008
Address: 6589 Van Buren Boulevard

D-

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Le Roy Dan Bain and Thelma Jean Harmon Bain, Trustees of the Bain Family Trust, Dated August 25, 2005** 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, 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: OCT 5, 2017

**Le Roy Dan Bain and Thelma Jean Harmon Bain,
Trustees of the Bain Family Trust,
Dated August 25, 2005**

By: *Le Roy Dan Bain*

By: *Thelma Jean Harmon Bain*

Print Name: LEROY DAN BAIN

Print Name: THELMA JEAN HARMON BAIN

Title: TRUSTEE

Title: TRUSTEE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

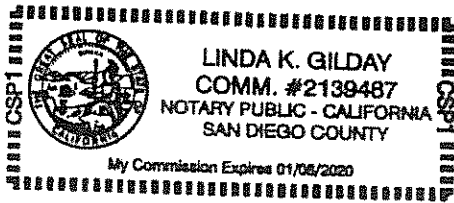
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On October 5, 2017 before me, Linda K. Gilday, notary public
Date Here Insert Name and Title of the Officer
personally appeared Le Roy Dan Bain and Thelma Jean Harmon Bain
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____


D-17441

**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: October 16, 2017

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services
Manager

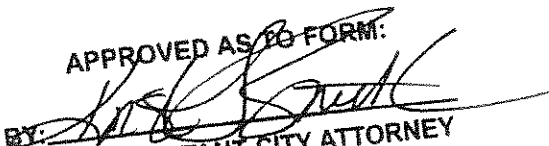
APPROVED AS TO FORM:
BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

PARCELS 1 AND 2 OF PARCEL MAP NO. 37317 PER MAP FILED IN BOOK 243, PAGES 80
THROUGH 81, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

CONTAINING 7.96 ACRES, MORE OR LESS.

SEE EXHIBIT "B" ATTACH HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY SUPERVISION:

10-3-2017

Gordon D. Edwards

GORDON D. EDWARDS, PLS 6678



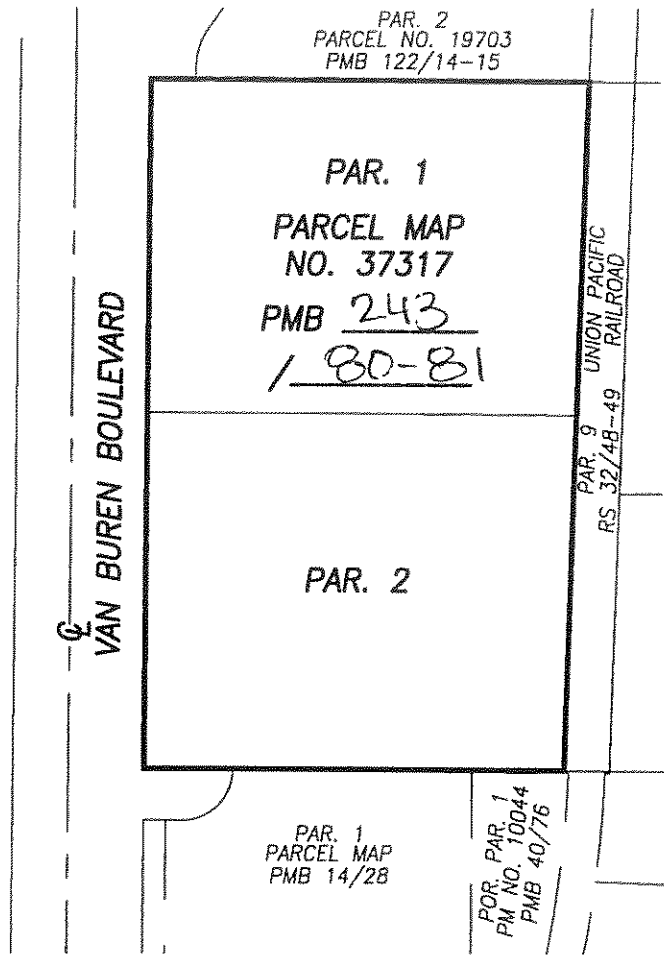
DESCRIPTION APPROVAL:

BY: *DBW* 10/11/17
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

EXHIBIT "B"

SHEET 1 OF 1



1" = 200'

D-17441

<p>PLAT PREPARED BY:</p> <p>adkan ENGINEERS</p> <p><i>Civil Engineering • Surveying • Planning</i></p> <p>6879 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 · Fax: (951) 688-0599</p>	<p>JOB NO. 9243</p>	<p>DATE: 10-3-2017</p>	<p>CLIENT: SEXTON REAL ESTATE</p>
<p>APPROVED BY:</p> <p><i>Gordon D. Edwards</i></p> <p>GORDON D. EDWARDS PLS 6678</p>	<p>PLAT TO ACCOMPANY LEGAL DESCRIPTION</p>		