

2017-0533508

12/20/2017 12:24 PM Fee: \$ 0.00

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



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)

110

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0375, Lot Line Adjustment  
APN's: 225-242-047 and 225-242-048

D- 17446

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **B.H. CENTRAL, LLC**, a California Limited Liability Company 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: 12 - 7 - 17

**B.H. CENTRAL LLC, a California Limited Liability Company**

By: 

Print Name: ARSALAN GOZINI

Title: MANAGER

ACKNOWLEDGMENT

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.

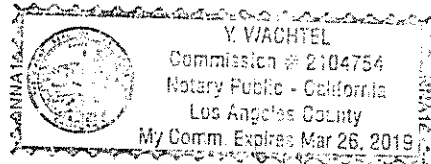
State of California )  
County of Los Angeles ) ss

On December 7th, 2017, before me, Y. Wachtel  
Notary Public, personally appeared Arsalan Gozini  
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.

Y. Wachtel  
Notary Signature



**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: December 19, 2017

**CITY OF RIVERSIDE**

By:   
\_\_\_\_\_  
David Welch  
Real Property Services  
Manager

**APPROVED AS TO FORM:**

BY:   
\_\_\_\_\_  
ASSISTANT CITY ATTORNEY

**EXHIBIT "A" – LEGAL DESCRIPTION  
BLANKET ELECTRICAL ENERGY DISTRIBUTION  
AND TELECOMMUNICATION FACILITIES EASEMENT**

That portion of the northwest quarter of the southeast quarter of Section 34, Township 2 South, Range 5 West, City of Riverside, County of Riverside, State of California, San Bernardino Meridian, according to the official plat thereof.

**TOGETHER WITH** Lot 1 of Sun Gold Terrace, Unit No. 1 as per map recorded in Book 24, Page 37 of maps, in the office of the county recorder of said County, and that portion of Laura Lane, as vacated by the City of Riverside by Resolution, a certified copy of which was recorded August 28, 1968 as Instrument No. 83585 of Official Records, described as follows:

**BEGINNING** at the most westerly corner of Lot 15 of Heers Subdivision No. 3, as per map recorded in Book 24, Page 38 of maps, in the office of the County Recorder of said county;

**Thence** North 89°17'10" East, along the northerly lines of Lots 15, 14, 13 and 12 of said Heers Subdivision No. 3, 331.96 feet to the northeast corner of said Lot 12;

**Thence** North 00°00'59" West, along the west lines of Lots 9, 8, 7, 6, 5, 4, 3 and 1 of said Heers Subdivision No. 3, 617.07 feet to a point in the west line of Lot 1 that lies 44.00 feet south of the center line of Central Avenue;

**Thence** South 89°17'05" West, along the south line of Central Avenue, 391.93 feet to a point in the west line of Lot 1 of Sun Gold Terrace Unit No. 1, as per map recorded in Book 24, Page 37 of Maps, in the office of the County Recorder of said county, said point being 1.00 foot south of the northwest corner of Lot 1;

**Thence** South 00°00'55" East, along the west line of Lot 1 of Sun Gold Terrace Unit No. 1, 117.00 feet to the southwest corner thereof;

**Thence** North 89°17'05" East along the southerly line of Lot 1, 60.00 feet to the southeast corner thereof;

**Thence** South 00°00'48" East, along the east line of Sun Gold Terrace Unit No. 1, 500.08 feet to the **POINT OF BEGINNING**.

PREPARED UNDER MY SUPERVISION

Michael E. Johnson                      9/27/17  
Michael E. Johnson, L.S. 7673              Date

Assessor's Parcel Number(s):  
225-242-047  
225-242-048  
Section 34, Township 2 South, Range 5 West, SBM  
Prepared By: JCR    Checked By: mf

DESCRIPTION APPROVAL:

Curtis C. Stephens                      10/15/17  
CURTIS C. STEPHENS, L.S. 7519              DATE  
CITY SURVEYOR

