

2017-0489728

11/21/2017 02:06 PM Fee: \$ 0.00

Page 1 of 5

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)

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FOR RECORDER'S OFFICE USE ONLY

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Project: P17-0095  
Parcel 1 & Parcel 2, Parcel Map 36898  
A.P.N. 138-030-030 & 138-030-029

**D- 17448**

257 11922

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Metro Gateway L.L.C., 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.

By executing the Certificate of Acceptance attached hereto, Grantee agrees that (a) this Easement shall be released promptly by Grantee upon the granting by Grantor of a replacement Easement over and along the specific portion of the real property burdened hereby which is necessary for the distribution of the electric and telecommunication facilities required for Grantor's operations at the property; and (b) Grantee shall in all instances use commercially reasonable efforts to avoid interfering with Grantor's operation at the property.

Dated 05/09/2017

**Metro Gateway LLC, a California Limited Liability Corporation**

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

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

Print Name: Craig E. Jones

Title: President

**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

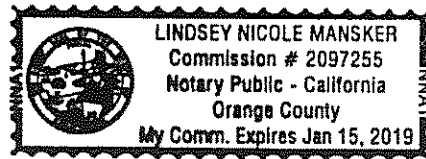
County of Orange } ss

On May 9, 2017, before me, Lindsey Nicole Mansker,  
notary public, personally appeared, Craig E. Jones

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.



Lindsey Nicole Mansker  
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 9-26-17

**CITY OF RIVERSIDE**

APPROVED AS TO FORM:

BY: [Signature]  
CHIEF ASSISTANT CITY ATTORNEY

By: [Signature]  
David Welch  
Real Property Services Manager

**EXHIBIT A**

Project: P17-0095,  
Parcel Map No. 36898,  
A.P.N. 138-030-030 & 138-030-029

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1 and 2, of Parcel Map No. 36898, as shown by map on file in Book 243, Pages 85 through 86 of Parcel Maps, records of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 4/20/17 Prep. DBW  
Curtis C. Stephens, L.S. 7519 Date





BLANKET ELECTRIC ENERGY  
DISTRIBUTION AND TELECOMMUNICATION  
FACILITIES EASEMENT

VACATED INDIANA  
AVENUE

PARCEL 1  
PARCEL MAP  
NO. 36898  
P.M.B. 243/85-86  
A.P.N.  
138-030-029

PARCEL 2  
PARCEL MAP  
NO. 36898  
P.M.B. 243/85-86  
A.P.N.  
138-030-030

GRANDE VISTA  
PARKWAY

INDIANA AVENUE

GRANDE VISTA  
PARKWAY

LA SIERRA  
AVENUE

• CITY OF RIVERSIDE, CALIFORNIA •

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.

SHEET 1 OF 1

D-17448

SCALE: 1" = 150'

DRAWN BY: DBW DATE: 4/20/17

SUBJECT: BLANKET P.U.E. GRANDE VISTA PARKWAY