

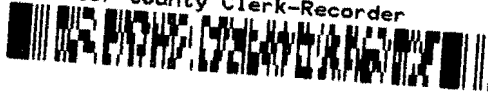
When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

2018-0268217

07/03/2018 03:39 PM Fee: \$ 0.00
Page 1 of 8

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



110

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: WPM 37459, P18-0286
APN's: 213-340-001, 002, 003, 004, 005, 006,
007, 008, 009, 010, and 011
Location: Lime Street, between Mission Inn Ave
And Fifth Street

D- 17485

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Mission Lakes Owner 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.

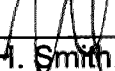
TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons 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.

Mission Lakes Owner, LLC,
A California limited liability company

By: Greenlaw Partners, LLC, a
California limited liability company
Its: Manger

By: 
Name: Wilbur H. Smith, III
Title: Principal

Date: 05/30/2018

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 30 2018, before me, Shannon Young
notary public, personally appeared, Wilbur H. Smith, III

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.

Shannon Young
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: July 3, 2018

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services
Manager

Approved as to Form:

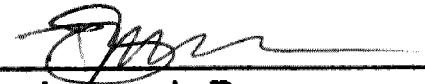
By: 
Anthony L. Beaumon
Deputy City Attorney

EXHIBIT "A"
Blanket Electric Energy
Distribution and Telecommunication
Facilities Easement
LEGAL DESCRIPTION

BLANKET
PARCEL 1

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of the Certificate of Compliance (Waiver of Parcel Map PMW-51-801) recorded April 22, 1981 as Instrument No. 72132 of Official Records in the Office of the County Recorder of said county, lying northeasterly of the following described line:

Commencing at the centerline intersection of Mission Inn Avenue, shown as 7th Street on the Plat of Subdivision of Block 6 Range 3, in the City of Riverside, County of Riverside, State of California, recorded in Book 5, Page 127 of Maps in the office of the County Recorder of said county, (half-width of 49.50 feet) and Lime Street (varies);

Thence North 29°06'44" East per Grant Deed recorded July 31, 1970 as Instrument No. 74828 of Official Records, along said centerline of Lime Street, 175.50 feet to the intersection with the prolongation of the northeasterly line of the 12 feet alley as shown on said Plat;

Thence southeasterly along said prolongation of the northeasterly line a distance of 44.00 feet to the **True Point of Beginning**, said point being on a line parallel with and 44.00 feet distant, measured at right angles, southeasterly from the original centerline of Lime Street as shown on said Plat;

Thence continuing southeasterly along said northeasterly line to the northwesterly right of way line of State Highway 91 and the **Terminus** of said line.

Excepting that portion lying northwesterly of a line parallel with and 44.00 feet distant, measured at right angles, southeasterly from the original centerline of said Lime Street as shown on said Plat.

Containing an area of 196,454 square feet more or less.

Parcel 2

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of the Certificate of Compliance (Waiver of Parcel Map PMW-51-801) recorded April 22, 1981 as Instrument No. 72132 of Official Records in the Office of the County Recorder of said county, lying southwesterly of the following described line:

Commencing at the centerline intersection of Mission Inn Avenue, shown as 7th Street on the Plat of Subdivision of Block 6 Range 3, in the City of Riverside, County of Riverside, State of California, recorded in Book 5, Page 127 of Maps in the office of the County Recorder of said county,(half-width of 49.50 feet) and Lime Street (varies);

Thence North 29°06'44" East per Grant Deed recorded July 31, 1970 as Instrument No. 74828 of Official Records along said centerline of Lime Street, 175.50 feet to the intersection with the prolongation of the northeasterly line of the 12 feet alley as shown on said Plat;

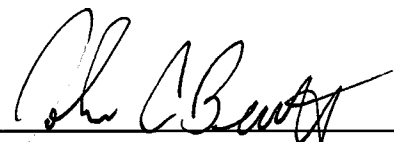
Thence southeasterly along said prolongation of the northeasterly line a distance of 44.00 feet to the **True Point of Beginning**, said point being on a line parallel with and 44.00 feet distant, measured at right angles, southeasterly from the original centerline of Lime Street as shown on said Plat;

Thence continuing southeasterly along said northeasterly line to the northwesterly right of way line of State Highway 91 and the **Terminus** of said line.

Excepting that portion lying northwesterly of a line parallel with and 44.00 feet distant, measured at right angles, southeasterly from the original centerline of said Lime Street as shown on said Plat.

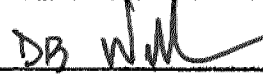
Containing an area of 23,496 square feet more or less.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.



John C Bentley, P.L.S. 7223 5/22/18
Date

DESCRIPTION APPROVAL:

BY:  6/1/2018

DATE

FOR: CURTIS C. STEPHENS, L.S. 7810
CITY SURVEYOR

P.O.C.
 CENTERLINE INTERSECTION
 MISSION INN AVENUE & LIME STREET
 PER GRANT DEED RECORDED
 JULY 31, 1970 AS INSTR.
 NO. 74828 O.R.

CENTERLINE
 INTERSECTION OF LIME ST.
 & 6TH STREET (VACATED)

LIME STREET

N29°06'44"E 175.50'

SW'LY COR OF PLAT
 BLOCK 6 RANGE 3
 M.B. 5/127

49.50'

114.00' T.P.O.B.

1
 NORTHWESTERLY R/W LINE
 OF ALLEY

AREA = 196,454 SQ.FT.
 MORE OR LESS

2
 AREA = 23,496 SQ.FT.
 MORE OR LESS

PARCEL 2

PARCEL 1

PLAT OF
 SUBDIVISION OF

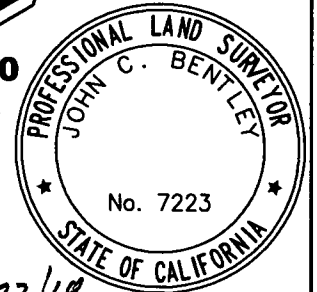
BLOCK
 M.B. 5/127

MISSION INN AVENUE
 (FORMERLY 7TH STREET) N60°51'38"W

RESTRICTED
 ACCESS

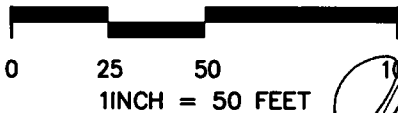
STATE HIGHWAY 91

NORTHWESTERLY R/W LINE
 WIDTH VARIES



LEGEND

- PARCEL BOUNDARY
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING



John C Bentley 5/22/18
 JOHN C BENTLEY, PLS 7223 DATE



DAVID EVANS
 AND ASSOCIATES INC.

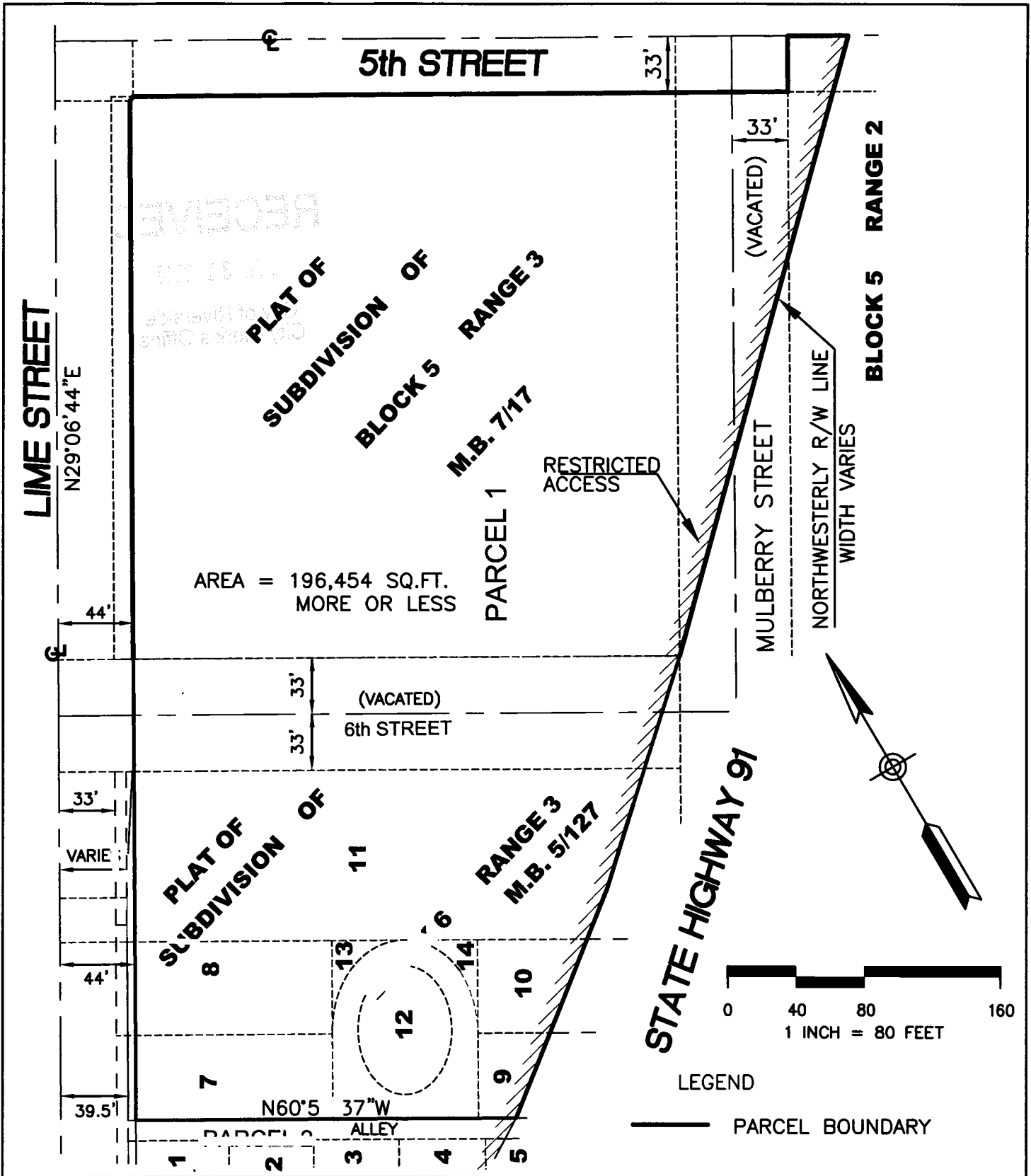
4141 E INLAND EMPIRE, SUITE 250
 ONTARIO CALIFORNIA 91764
 TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT

D17485-7

PARCEL 1 & 2
 BLANKET ELECTRIC ENERGY
 DISTRIBUTION &
 TELECOMMUNICATION FACILITIES
 EASEMENT
 CITY OF RIVERSIDE
 COUNTY OF RIVERSIDE
 STATE OF CALIFORNIA

SHEET NO:
 1 OF 2
 JOB NO:
 SIGR00000001
 DRAWN BY:
 JCBE
 DATE:
 04/12/18
 SCALE:
 1"=50'



DE
DAVID EVANS AND ASSOCIATES INC.
4141 E INLAND EMPIRE, SUITE 250
ONTARIO CALIFORNIA 91764
TEL:(909)481-5750 FAX:(909)481-5757

EXHIBIT

D17485-8

PARCEL 1 & 2
BLANKET ELECTRIC ENERGY
DISTRIBUTION &
TELECOMMUNICATION FACILITIES
EASEMENT
CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

SHEET NO:	2 OF 2
JOB NO:	SIGR0000001
DRAWN BY:	JCBE
DATE:	04/12/18
SCALE:	1"=80'