

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)

Project: P18-0396  
APN: 230-210-002, 020 & 032  
Address: 7275 Indiana Avenue

**2018-0350834**

08/31/2018 08:31 AM Fee: \$ 0.00

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



100

FOR RECORDER'S OFFICE USE ONLY

**D- 17491**

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Renal Ventures, 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,

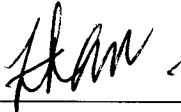
inspecting, repairing, replacing, relocating, renewing and removing said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.**

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 8/17/2018

**Renal Ventures, LLC,  
a California Limited Liability Company**

By: 

By: 

Print Name: Mohammed Khan

Print Name: ZINATH KHAN

Title: Manager

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 RIVERSIDE } ss

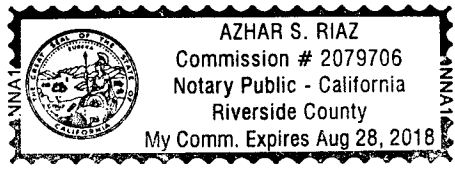
On Aug 17<sup>th</sup>, 2018, before me, Azhar S. Riaz,  
notary public, personally appeared, MOHAMMED KHAN & ZINATH KHAN

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]  
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 August 29, 2018  
Approved as to Form:

By: [Signature]  
**Anthony L. Beaumon**  
Deputy City Attorney

**CITY OF RIVERSIDE**  
By: [Signature]  
David Welch  
Real Property Services Manager

**EXHIBIT "A"**  
LEGAL DESCRIPTION

**PARCEL "A"**

LOT 45 TOGETHER WITH LOTS 46 AND 47, INCLUSIVE OF MADISON PARK, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14 AT PAGES 82 AND 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY;

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 47 DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED APRIL 24, 1956 IN BOOK 1901, PAGE 304 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

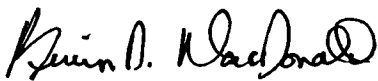
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 46 DESCRIBED IN GRANT DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 1, 1956 IN BOOK 1700, PAGE 228 OF OFFICIAL RECORDS OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 45 AND 46 DESCRIBED IN GRANT DEED TO THE CITY OF RIVERSIDE RECORDED JULY 19, 1964 AS INSTRUMENT NO. 75734 OF OFFICIAL RECORDS OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 45 LYING NORTHWESTERLY OF THE SOUTHWESTERLY PROLOGATION OF THAT CERTAIN COURSE DESCRIBED AS "SOUTH 55°12'40" WEST, 22.88 FEET" IN SAID PARCEL DESCRIBED TO THE STATE OF CALIFORNIA RECORDED MARCH 1, 1956 IN BOOK 1700, PAGE 228 OF OFFICIAL RECORDS OF SAID COUNTY;

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAY 24, 2004 AS DOCUMENT NO. 2004-389398 OF OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING AN AREA OF 0.782 ACRE, MORE OR LESS.

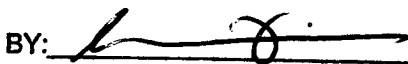


KEVIN D. MACDONALD, L.S. 8431

DATE: 7/17/18



DESCRIPTION APPROVAL:

BY:  7/24/18  
DATE

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

# LOT MERGER NO. LL-P18-0396

