

When recorded mail to:

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

2018-0308921

08/01/2018 12:10 PM Fee: \$ 0.00

Page 1 of 7

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



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: P18-0183
APN's: 230-100-007, -009, -016, and -025
Address: 7705, 7715, 7725, 7735, Indiana Avenue,
Riverside, CA

D-

17510

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Wolf Nejedly V, 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.

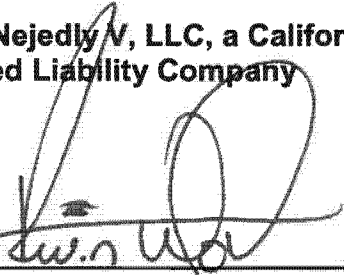
**Wolf Nejedly V, LLC, a California
Limited Liability Company**

Dated: June 29, 2018

By: 

Print Name: A.C. Nejedly

Title: Member



Print Name: Kevin Wolf

Title: member

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 June 27, 2018, before me, S. Elder

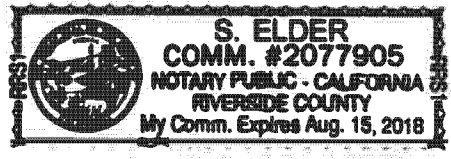
notary public, personally appeared, A.C. Njedly (AND) Kevin Wolf

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.

S. Elder
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: 7-31-2018

CITY OF RIVERSIDE

By:  _____

David Welch
Real Property Services
Manager

Approved as to Form:

By:  _____

Susan D. Wilson
Assistant City Attorney

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

Assessor's Parcel Numbers:

230-100-007; 009; 016; 025

Site Addresses:

7715, 7725, 7735, 7745 Indiana Avenue

Parcel A:

That certain real property located in the City of Riverside, County of Riverside, State of California, described as those portions of Lots 33 through 35, inclusive, of Galeta Manor, as per map recorded in Book 26, Page 29 of Maps, in the Office of the County Recorder of Riverside County, and that parcel created by the City of Riverside Certificate of Compliance for Lot Line Adjustment, LL-P11-0290, Recorded September 23, 2011, as Doc. #2011-0422639 of Official Records, more particularly described as follows:

Lots 33, of Galeta Manor, as shown by map on file in Book 26, Page 29 of Maps, Records of Riverside County, California;

Together with Lots 34 and 35 of said Galeta Manor;

Also together with the Parcel described in City of Riverside Certificate of Compliance for Lot Line Adjustment, LL-P11-0290, Recorded September 23, 2011, as Doc. #2011-0422639 of Official Records, Records of Riverside County, California, more particularly described as follows:

Lot 32 of said Galeta Manor;

Together with the northeasterly 12.00 feet of Parcel 4, of Record of Survey, on file in Book 22, Page 93, of Record of Surveys, Records of Riverside County California;

Also together with the southwesterly 4.80 feet of the northwesterly 26.00 feet of the northeasterly 16.80 feet of the of said Record of Survey;

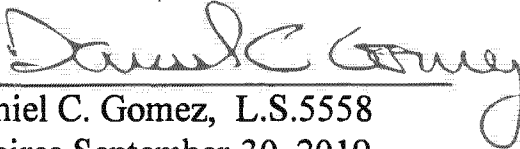
Excepting therefrom the southeasterly 4.00 feet of the Parcel described in said City of Riverside Certificate of Compliance for Lot Line Adjustment LL-P11-0290, lying within Indiana Avenue;

Also excepting therefrom the southeasterly 4.00 feet of the said Lots 33 through 35 lying within Indiana Avenue.

Containing 40,471 square feet or 0.93 acres, more or less.


Subject to the covenants, conditions, restrictions, reservations, easements and right of ways of record, if any.

Prepared under the supervision of:


Daniel C. Gomez, L.S.5558
Expires September 30, 2019

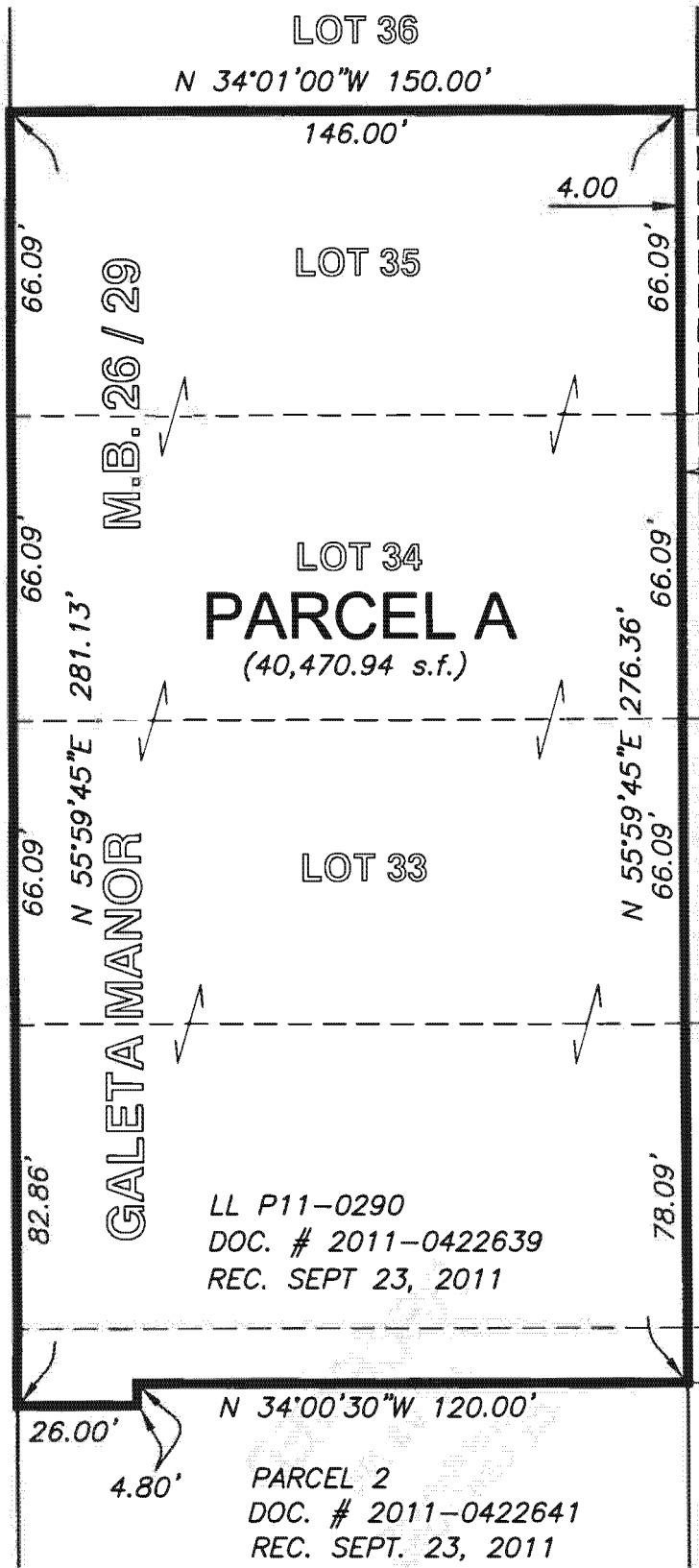


DESCRIPTION APPROVAL:

BY:  6/4/2018
DATE

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

91 FREEWAY



Drawn By:	R. LADINEZ	Date:	05/09/18
Approved By:	SAM	Date:	05/09/18
SAKE ENGINEERS, INC. 400 S. RAMONA SUITE 202, CORONA, CA 92879 (951)279-4041 FAX (951)279-2830			

Blanket Electric Energy Distribution and Telecommunication Facilities Easement

EXHIBIT