

When recorded mail to:

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

**2019-0093174**

03/20/2019 01:03 PM Fee: \$ 0.00

Page 1 of 10

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



782

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0442  
APN's: 234-250-016, -018, -024 & 234-240-011  
Address: 9533 & 9565 Rudicill Street

**D-**

**17521**

**E A S E M E N T**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Strata Tustin, 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 3/7/19

**Strata Tustin, LLC, a California limited liability company**

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


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

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

Print Name: David H. Stall

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

Title: Managing Member

Approved as to Form  
By:  \_\_\_\_\_  
Rosemary Koo  
Senior Deputy City Attorney

**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 3/17/19, before me, Justin Thomas,

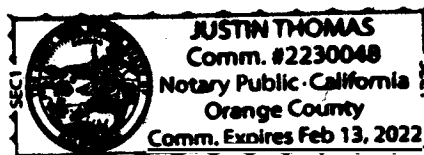
notary public, personally appeared, David T. Sparr

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 March 19, 2019

[Signature]  
CITY OF RIVERSIDE

By: David Welch  
Real Property Services Manager

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Address: 9533 & 9565 Rudicill Street  
A.P.N.: 234-250-016, -018, -024 & 234-240-011

**PARCEL 1**

That certain real property located in the City of Riverside, County of Riverside, State of California, being Parcel 1 of Certificate of Compliance for Lot Line Adjustment LL-P18-0442 recorded February 27, 2019, as Document No. 2019-0067418 of Official Records of Riverside County California, described as follows:

That portion of Lot 1 and Lot 8 in Block 29 on the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

**COMMENCING** at the most Northerly corner of said Lot 1;

Thence South 34°00'02" East, along the Northeasterly line of said Lot 1, a distance of 321.67 feet to a point 50 feet Southeasterly of and normal to the Centerline of the Atchison, Topeka and Santa Fe Railway Company's Main Track also being the most Northerly corner of Parcel 3 conveyed to the Riverside County Transportation Commission by Deed recorded December 15, 1992 as Instrument No. 476997 of Official Records of Riverside County, California;

Thence South 37°38'08" West, along a line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwest line of said Parcel 3, a distance of 94.83 feet to a point on the Southwesterly line of Parcel 7B-1 conveyed to the City of Riverside by Deed recorded June 15, 1984 as Instrument No. 129217 of Official Records of Riverside County, California, being the **POINT OF BEGINNING**;

Thence Continuing South 37°38'08" West, along a line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwest line of said Parcel 3, a distance of 337.48 feet;

Thence South 52°21'52" East, at right angle to the previous course, a distance of 192.44 feet to the Northwesterly line of Rudicill Street, 66.00 feet wide as described in Deed to the County of Riverside Recorded August 4, 1896 in Book 49, Page 89 of Deeds of Official Records of Riverside County, California;

Thence continuing South 52°21'52" East, a distance of 3.41 feet to a non-tangent curve concave Southeasterly, having a radius of 1033.00 feet, a radial line to said point bears North 47°42'28" West and to the Southeasterly line of that portion of Rudicill Street Vacated by Riverside City Council Resolution No. 14839, recorded December 14, 1982 as Instrument No. 215733 of Official Records of Riverside, California;

The following 5 courses are along the Southeasterly, Easterly and Northeasterly lines of said Vacated portion of Rudicill Street;

Northeasterly to the right along said curve an arc length of 209.88 feet, through a central angle of 11°38'28" to the end thereof;

North 34°00'02" West, a distance of 7.68 feet;

North 56°00'48" East, a distance of 49.95 feet;

North 09°03'50" East, a distance of 27.31 feet;

North 37°53'14" West, a distance of 38.12 feet to the most Northerly corner of said Vacated portion of Rudicill Street and the Most Southerly corner of that parcel conveyed to the City of Riverside by Deed recorded October 3, 1980 as Instrument No. 203854 of Official Records of Riverside County, California;

Thence continuing North 37°53'14" West, along the Southwest line of said Parcel conveyed to the City of Riverside, a distance of 147.02 feet to the most westerly corner thereof and a point on the Southeast line of said Parcel 7B-1 conveyed to the City of Riverside;

Thence South 37°38'08" West, along said Southeast line, a distance of 5.26 feet to the most Southerly corner of said Parcel 7B-1;

Thence North 34°00'02" West, along the Southwest line of said Parcel 7B-1, a distance of 52.68 feet to the **POINT OF BEGINNING**.

Area – 67,483.4 S.F.

## **PARCEL 2**

That certain real property located in the City of Riverside, County of Riverside, State of California, being Parcel 2 of Certificate of Compliance for Lot Line Adjustment LL-P18-0442 recorded February 27, 2019, as Document No. 2019-0067418 of Official Records of Riverside County California, described as follows:

That portion of Lot 1, Lot 2, Lot 6, Lot 7 and Lot 8 in Block 29 on the Lands of the Riverside Land and Irrigation Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

**COMMENCING** at the most Northerly corner of said Lot 1;

Thence South 34°00'02" East, along the Northeasterly line of said Lot 1, a distance of 321.67 feet to a point 50 feet Southeasterly of and normal to the Centerline of the Atchison, Topeka and Santa Fe Railway Company's Main Track also being the most Northerly corner of Parcel 3 conveyed to the Riverside County Transportation Commission by Deed recorded December 15, 1992 as Instrument No. 476997 of Official Records of Riverside County, California;

Thence South 37°38'08" West, along a line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwest line of said Parcel 3, a distance of 94.83 feet to the a point on

the Southwesterly line of Parcel 7B-1 conveyed to the City of Riverside by Deed recorded June 15, 1984 as Instrument No. 129217 of Official Records of Riverside County, California;

Thence Continuing South  $37^{\circ}38'08''$  West, along a line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwest line of said Parcel 3, a distance of 337.48 feet to **POINT OF BEGINNING**;

Thence South  $52^{\circ}21'52''$  East, at right angle to the previous course, a distance of 192.44 feet to the Northwesterly line of Rudicill Street, 66.00 feet wide as described in Deed to the County of Riverside Recorded August 4, 1896 in Book 49, Page 89 of Deeds of Official Records of Riverside County, California;

Thence continuing South  $52^{\circ}21'52''$  East, a distance of 3.41 feet to a non-tangent curve concave Southeasterly, having a radius of 1033.00 feet, a radial line to said point bears North  $47^{\circ}42'28''$  West, and to the Southeasterly line of that portion of Rudicill Street Vacated by Riverside City Council Resolution No. 14839, recorded December 14, 1982 as Instrument No. 215733 of Official Records of Riverside, California;

Thence Southwesterly to the left along said curve an arc length of 83.96 feet, through a central angle of  $4^{\circ}39'24''$  to the end thereof and the most Westerly corner of said Vacated Portion of Rudicill Street;

Thence South  $37^{\circ}38'08''$  West, along said Northwesterly line of Rudicill Street, 66.00 feet wide, a distance of 262.43 feet to the most Southerly corner of Parcel 2 conveyed to the Riverside County Transportation Commission City of Riverside by Deed recorded November 15, 1999 as Document No. 1999-501862 of Official Records of Riverside County, California;

Thence North  $52^{\circ}21'52''$  West, along the Southwest line of said Parcel 2, a distance of 142.44 feet to a line 100 feet southeasterly and parallel to said Centerline of the Main Track and to the most Westerly Corner thereof and a point on the Southerly line of Parcel 5 of said deed to the Riverside County Transportation Commission;

Thence South  $37^{\circ}38'08''$  West, along said line 100 feet southeasterly and parallel to said Centerline of the Main Track and along the Southeasterly line of said Parcel 5, a distance of 136.45 to the beginning of a tangent curve, concave Northwesterly, having a radius of 2010.08 feet;

Thence Southwesterly to the right along said curve, being a line 100 feet southeasterly and parallel to said Centerline of the Main Track, and along the Southeasterly line of said Parcel 5 an arc length of 644.35 feet, through a central angle of  $18^{\circ}22'00''$ ;

Thence South  $56^{\circ}00'08''$  West, along said line 100 feet southeasterly and parallel to said Centerline of the Main Track and the Southeast line of said Parcel 5, a distance of 139.81 feet to the most Westerly Corner thereof;

Thence North  $28^{\circ}44'10''$  East, along the West line of said Parcel 5, a distance of 109.14 feet to said line 50 feet southeasterly and parallel to said Centerline of the Main Track and the Northwest corner of said Parcel 5;


Thence North  $56^{\circ}00'08''$  East, along said line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwest line of said Parcel 5, a distance of 42.80 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 1960.08 feet;

Thence Northeasterly to the left along said curve and along said line 50 feet southeasterly and parallel to said Centerline of the Main Track and along the Northwesterly line of said Parcel 5 an arc length of 628.32 feet, through a central angle of 18°22'00";

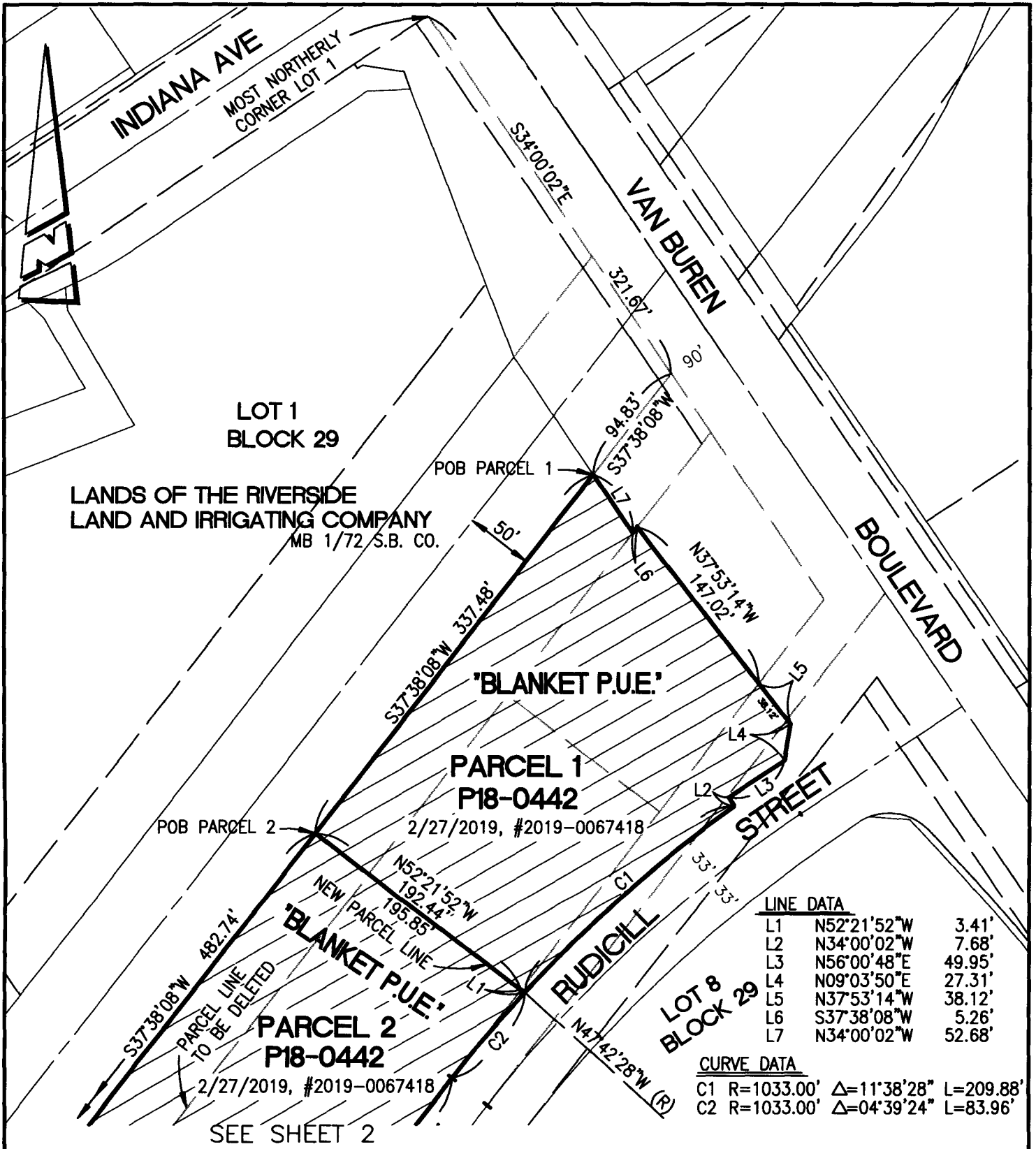
Thence North 37°38'08" East, along said line 50 feet southeasterly and parallel to said Centerline of the Main Track along the Northwesterly line of said Parcel 5, a distance of 482.74 to the **POINT OF BEGINNING**.

Area – 109,939.4 S.F.

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

Curtis C. Stephens 2/27/19 Prep.   
Curtis C. Stephens, L.S. 7519 Date





• 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 3

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 2/28/2019

SUBJECT: P18-0442 - BLANKET PUE

D17521-8



SEE SHEET 1



LANDS OF THE  
RIVERSIDE LAND  
AND IRRIGATING CO.  
MB 1/22 S.B. CO.

LOT 2  
BLOCK 29

LOT 1

POB PARCEL 2

PARCEL 1  
P18-0442

2/27/2019, #2019-0067418

NEW PARCEL LINE  
**'BLANKET P.U.E.'**

PARCEL 2  
P18-0442

2/27/2019, #2019-0067418

RUDICILL

LOT 9  
BLOCK 29

LOT 8  
BLOCK 29

STREET

RUDICILL

S37°38'08"W 482.74'  
PARCEL LINE  
TO BE DELETED

N52°21'52"W  
192.44'  
195.85'

PARCEL LINE  
TO BE DELETED

136.45'  
N37°38'08"E  
142.44'  
N52°21'52"W

LOT 7  
BLOCK 29

262.43'  
N37°38'08"E

33' 33'

R=1960.08' L=628.32'  
Δ=18°22'00"

R=2010.08' L=644.33'  
Δ=18°22'00"

MATCHLINE SEE SHEET 3

PAR. 9

• 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 2 OF 3

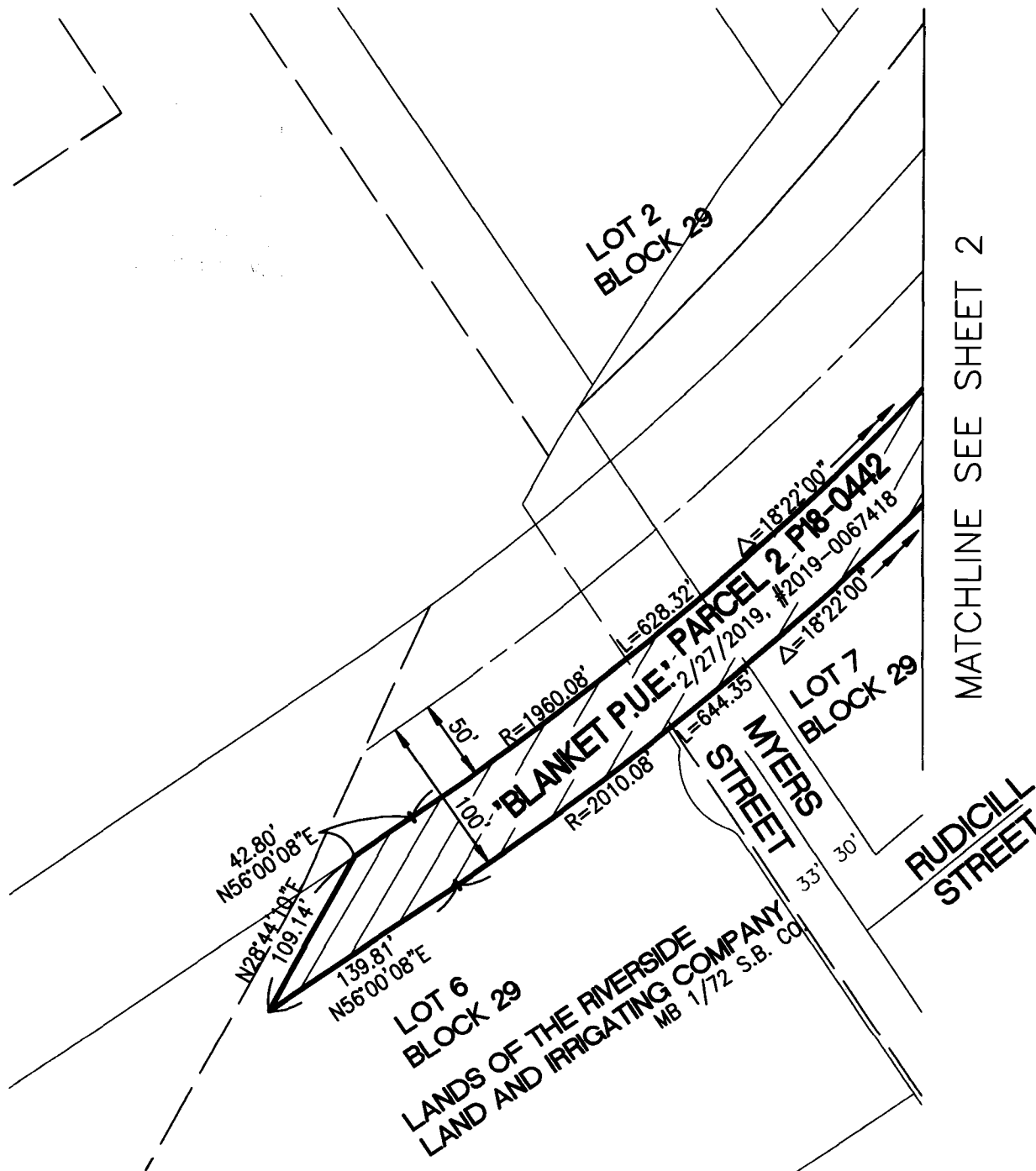
SCALE: 1"=100'

DRAWN BY: CURT

DATE: 2/28/2019

SUBJECT: P18-0442 - BLANKET PUE

D17521-9



MATCHLINE SEE SHEET 2

• 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 3 OF 3

SCALE: 1"=100'

DRAWN BY: CURT

DATE: 2/28/2019

SUBJECT: P18-0442 - BLANKET PUE

D17521-10