

When recorded mail to:

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

**DOC # 2001-392930**

08/16/2001 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: **LL-025-001**  
**Mercedes Dealership**

D - 14753



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **KIENLE & KIENLE INVESTMENTS, L.P., a California limited partnership**, as Grantor, grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 **electrical energy distribution facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain real property as 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 **electrical energy distribution facilities**.

Dated 7/9/01

**KIENLE & KIENLE INVESTMENTS, L.P.,  
A California limited partnership**

By Walter King

Title President

By [Signature]

Title PRESIDENT



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**ILLEGIBLE NOTARY SEAL DECLARATION**  
(GOVERNMENT CODE 27361.7)

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary S. Green

Commission No. 1269059

Date Commission Expires July 25, 2004

Date and Place of Notary Execution Riverside County, 7/9/2001

Date and Place of This Declaration Riverside County, 8/16/01

Jenny Janecek  
Signature

Property Services  
Firm Name (if any)

REC-91-000008 (7/94)\*



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GENERAL ACKNOWLEDGEMENT

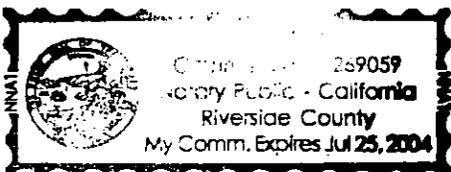
State of California  
County of Riverside ss

On 7/9/2001 before me S Green, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared

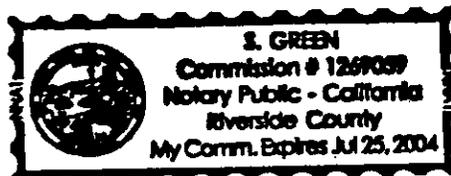
Walter Kiente & Steven Kiente  
Name(s) of Signer(s)

personally known to me - OR -  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.



WITNESS my hand and official seal.

S Green  
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)
- Title \_\_\_\_\_
- Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:  
Kiente & Kiente  
Investments

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, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/13/01

REC'D AS TO FORM  
Mercedes P. Paez  
DEPUTY CITY ATTORNEY

mercedespue

[Signature]  
Real Property Services Manager of the  
City of Riverside



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## EXHIBIT "A"

### EASEMENTS FOR ELECTRIC ENERGY DISTRIBUTION FACILITIES

THOSE PORTIONS OF PARCEL 1 OF PARCEL MAP NO. 28318, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 192, PAGES 67 AND 68 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS, AND LOT 10 OF TRACT NO. 2876, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 51, PAGES 74 THROUGH 76, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL "A"

**BEGINNING** AT THE MOST WESTERLY CORNER OF SAID PARCEL 1; THENCE NORTH 56°00'00" EAST ALONG THE NORTHWEST LINE OF SAID PARCEL 1, A DISTANCE OF 10.00 FEET TO A POINT ON LINE LYING 65.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE CENTERLINE OF ADAMS STREET/AUTO CENTER DRIVE AND THE **TRUE POINT OF BEGINNING** OF PARCEL "A"; THENCE CONTINUING NORTH 56°00'00" EAST ALONG THE NORTHWEST LINE OF SAID PARCEL 1, A DISTANCE OF 367.43 FEET; THENCE LEAVING SAID NORTHWEST LINE, SOUTH 34°00'00" EAST, A DISTANCE OF 22.00 FEET TO A POINT ON A LINE LYING 22.00 FEET SOUTHEASTERLY OF AND PARALLEL TO SAID NORTHWEST LINE; THENCE SOUTH 56°00'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET; THENCE NORTH 34°00'00" WEST, A DISTANCE OF 17.00 FEET TO A POINT ON A LINE LYING 5.00 FEET SOUTHEASTERLY OF AND PARALLEL TO SAID NORTHWEST LINE; THENCE SOUTH 56°00'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 82.50 FEET; THENCE LEAVING SAID PARALLEL LINE, SOUTH 34°00'00" EAST, A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A TANGENT 1.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 1.57 FEET TO A POINT OF TANGENCY WITH A LINE LYING 22.00 FEET SOUTHEASTERLY OF AND PARALLEL TO SAID NORTHWEST LINE; THENCE SOUTH 56°00'00" WEST ALONG SAID PARALLEL LINE 4.18 FEET TO THE BEGINNING OF A TANGENT 1.50 FOOT RADIUS CURVE, CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 54°31'53" AN ARC DISTANCE OF 1.43 FEET TO A POINT OF REVERSE CURVATURE WITH A 39.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, A RADIAL LINE TO SAID POINT BEARS NORTH 20°31'53" EAST; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 54°31'53" AN ARC DISTANCE OF 37.12 FEET TO A POINT OF TANGENCY WITH A LINE LYING 5.00 FEET SOUTHEASTERLY OF AND PARALLEL TO SAID NORTHWEST LINE; THENCE SOUTH 56°00'00" WEST ALONG SAID PARALLEL LINE 238.77 FEET TO A POINT ON A LINE WHICH



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LIES 65.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE CENTERLINE OF ADAMS STREET/  
AUTO CENTER DRIVE ; THENCE NORTH 34°00'00" WEST ALONG SAID PARALLEL LINE, A  
DISTANCE OF 5.00 FEET TO THE **TRUE POINT OF BEGINNING OF PARCEL "A"**.

**PARCEL "B"**

**BEGINNING** AT THE MOST WESTERLY CORNER OF SAID PARCEL 1; THENCE NORTH 56°00'00"  
EAST ALONG THE NORTHWEST LINE OF SAID PARCEL 1, A DISTANCE OF 10.00 FEET TO A  
POINT ON LINE LYING 65.00 FEET NORTHEASTERLY OF AND PARALLEL TO THE CENTERLINE  
OF ADAMS STREET/AUTO CENTER DRIVE; THENCE SOUTH 34°00'00" EAST ALONG SAID  
PARALLEL LINE, A DISTANCE OF 273.75 FEET TO THE **TRUE POINT OF BEGINNING OF PARCEL  
"B"**; THENCE CONTINUING SOUTH 34°00'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF  
32.63 FEET TO A POINT IN A LINE LYING 10.00 FEET NORTHWESTERLY OF AND PARALLEL TO  
THE SOUTHEAST LINE OF SAID LOT 10; THENCE NORTH 49°24'15" EAST ALONG SAID PARALLEL  
LINE, A DISTANCE OF 26.70 FEET; THENCE NORTH 75°53'40" WEST, A DISTANCE OF 39.72 FEET  
TO THE **TRUE POINT OF BEGINNING OF PARCEL "B"**.



DESCRIPTION APPROVAL 7/2/01  
Walter R. Anyc by ---  
SURVEYOR, CITY OF RIVERSIDE  
*(for)*



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