

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC									512

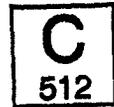
FOR RECORDER'S OFFICE USE ONLY

Project: P06-1337

APN 246-130-003, 004, 246-081-020, 021 & 022

Address: 3510, 3520 & 3540 Center Street

D- 16301



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Mohammed Farrokhi and Becky J. Farrokhi, who acquired title as Becky J. Farrakhi, husband and wife as joint tenants** as Grantors, 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 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.

Dated 11-8-08

Mohammed Farrokhi  
Mohammed Farrokhi

Becky J. Farrokhi  
Becky J. Farrokhi

State of California

County of Orange } ss

On 11-8-2008, before me, M.V. Berglund, NOTARY PUBLIC,

personally appeared MOHAMMED FARROKHI & BECKY J. FARROKHI 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



2008-0619056  
11/21/2008 08 00A  
2 of 7

**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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED 11/20/08

**CITY OF RIVERSIDE**

By: Amelia M. Valeri

APPROVED  
CITY ATTORNEY'S OFFICE  
BY [Signature]  
CITY OF RIVERSIDE



2008-0619056  
11/21/2008 08:00A  
3 of 7

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**UTILITY EASEMENT**

Parcel 5 together with those portions of Parcels 1, 2, 3, and 4, all described in Deed to Mohammed Farrokhi, et ux, recorded November 6, 2003 as Document No. 2003-881595 in the Official Records of Riverside County. All of which are portions of Lot 142 and 143 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7 of Maps, page 3, records of San Bernardino County, California, more particularly described as follows:

Commencing at the intersection of the centerlines of Center Street and Versailles Place as shown by Map on file in Book 83 of Records of Survey, page 7, records of Riverside County;

Thence South 60°52' East along said centerline of Center Street, a distance of 85.00 feet to the Northeasterly prolongation of the Southeasterly lines of Parcels 4 and 5 as described in said Deed recorded November 6, 2003 as Document No. 2003-881595;

Thence South 29°08' West, along said Northeasterly prolongation of the Southeasterly lines, a distance of 44.00 feet to the **True Point Of Beginning**;

Thence North 60°52' West, parallel and distant 44.00 feet southwestwardly, measured at right angles from the centerline of said Center Street, a distance of 147.33 feet to the beginning of a tangent curve, concave Southwesterly and concentric with the realigned centerline of Center Street and having a radius of 1,156.00 feet;

Thence Westerly along said curve through a central angle of 11°51'26" an arc distance of 239.23 feet to the Northwestern line of Parcel 1 as described in said Deed recorded November 6, 2003 as Document No. 2003-881595;

Thence South 29°08'00" West along said Northwestern line, a distance of 106.33 feet to the Westerly corner of said Parcel 1;

Thence South 00°50'06" West, a distance of 141.23 feet along the Westerly line of Parcel "B" as shown in Lot Line Adjustment No. P07-0355 Recorded Oct. 14, 2008 as Doc. No.2008-0550834 to the Northwestern corner of that parcel of land described as Parcel 1 in the Deed to Lion Gutierrez and wife Recorded December 26, 1950 in book 1230, page(s) 418 both of Official Records of Riverside County, California;

Thence North 74°00'00" East along the Northerly line of said parcel conveyed to Lion Gutierrez and wife, a distance of 68.11 feet;

Thence South 60°52'00" East a distance of 25.00 feet to a point on the Northwestern line of Parcel 5 described in Deed to Mohammed Farrokhi, et ux, recorded November 6, 2003 as Document No. 2003-881595 in the Official Records of Riverside County;



2008-0619056  
11/21/2008 08 00A  
4 of 7

16301

Thence South 29°08'00" West along said Northwesterly line, a distance of 3.52 feet to the Westerly corner of said Parcel 5;

Thence South 60°52'00" East along the Southwesterly line of said Parcel 5, a distance of 244.87 feet to the Southerly corner thereon;

Thence North 29°08'00" East along the Southeasterly lines of said Parcels 4 and 5 as described in said Deed recorded November 6, 2003 as Document No. 2003-881595, a distance of 210.60 feet to the **True Point of Beginning**.

Containing 78,842.54 Square Feet or 1.81 Acres.

Prepared under the supervision of:

Daniel C. Gomez, L.S. 5558  
Expires September 30, 2009



*Daniel C. Gomez*

DESCRIPTION APPROVAL:

BY: [Signature] 11/5/08  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

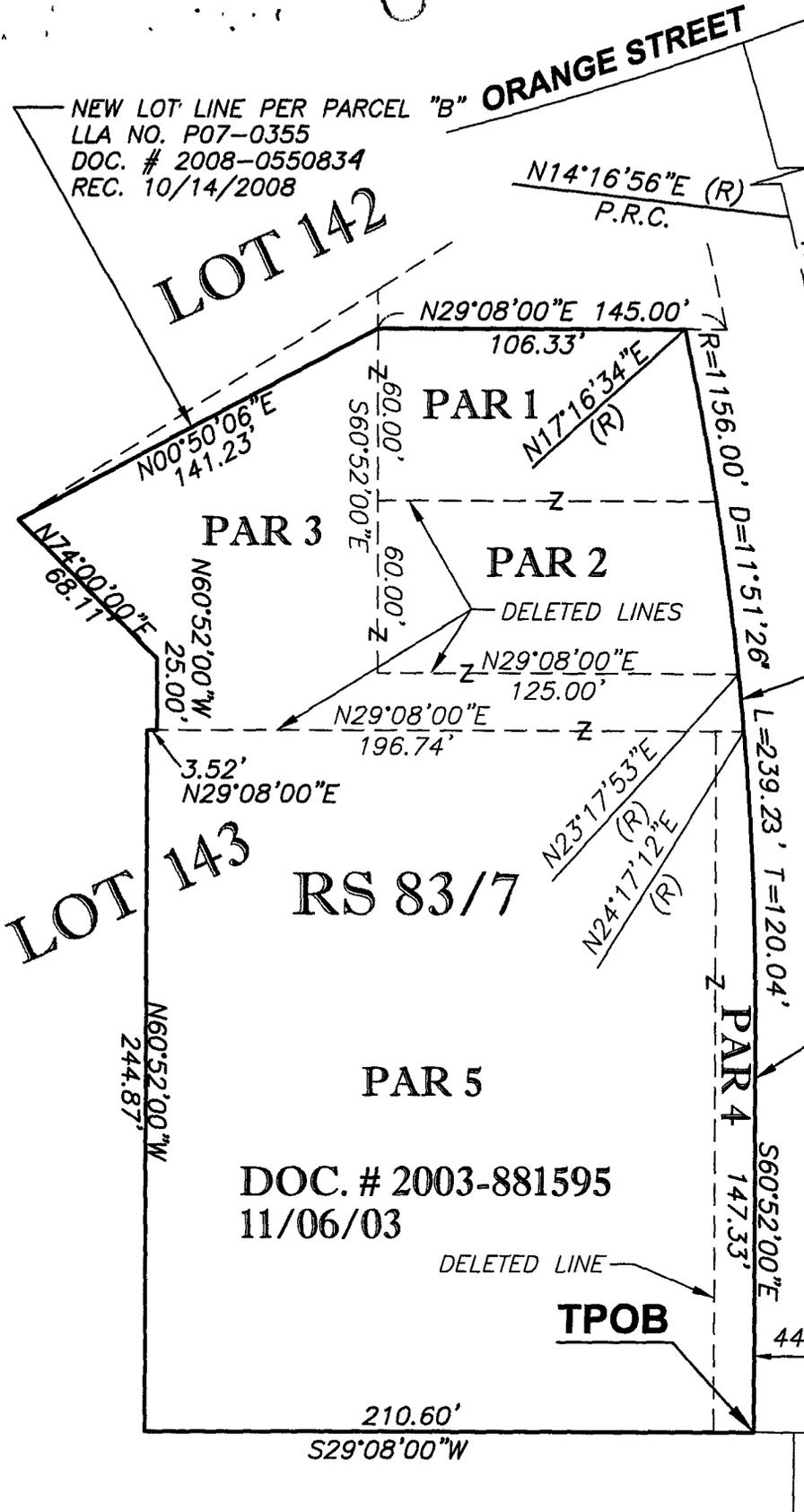


POR OF LOTS 142 AND 143  
SOUTHERN CALIFORNIA  
COLONY ASSOCIATION

MB 7/3 SBM  
SEC 12, T2S, R5W, S.B.M.



*Daniel C. Gomez*



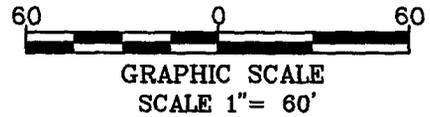
CENTER STREET

S'LY LINE OF  
GRANT OF EASEMENT  
TO THE CITY OF RIVERSIDE,  
DOC. # 2008-0227999,  
REC. 5/02/2008

S'LY LINE OF  
GRANT OF EASEMENT  
TO THE CITY OF RIVERSIDE,  
DOC. # 2008-0228000,  
REC. 5/02/2008

VERSAILLES PLACE

POC



**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 1

11-3

SCALE: 1"=60'

DRAWN BY: R.L. DATE: 01/29/08

SUBJECT: UTILITY EASEMENT



2008-0619056  
11/21/2008 08 00A  
6 of 7

16301



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

APPROVED AS TO FORM  
DEPUTY CITY ATTORNEY  
CALIFORNIA

Date: 11-21-08

Signature: M J Lewis

Print Name: M J LEWIS

