

DOC # 2012-0098981

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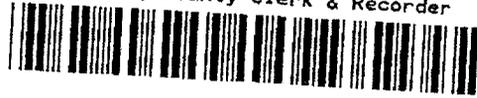
Recorded in Official Records  
County of Riverside

Larry W. Ward

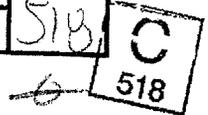
Assessor, County Clerk & Recorder

When recorded mail to:

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



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**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: P11-0414

A.P.N. 291-420-018

**D - 16769**

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **EASTRIDGE INDUSTRIAL GROUP, LLC, a California limited liability company**, as Grantor, grants 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 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,

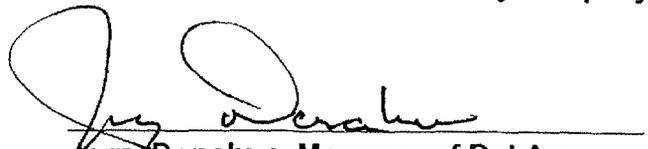
maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *blanket electric energy distribution and telecommunication facilities*.

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 3/02/2012

**EASTRIDGE INDUSTRIAL GROUP, LLC,  
a California limited liability company**

**By: Del Amo Development Group, LLC,  
a California limited liability company**

  
Jerry Donahue, Manager of Del Amo  
Development Group, LLC.



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State of California

County of RIVERSIDE } ss

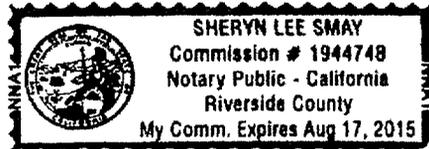
On MARCH 2, 2012, before me, SHERYN LEE SMAY,  
notary public, personally appeared, JERRY DONAHUE

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.

Sheryn Smay  
Notary Signature



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**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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/2/12

CITY OF RIVERSIDE

By David Welch  
Real Property Services Manager

P11-0414 WAIVER OF PM BLANKET PUE.DOC

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

**EXHIBIT "A"**

WAIVER OF FINAL MAP – PM 35270  
BOX SPRINGS BLVD. & EASTRIDGE AVE.

That certain real property, located in the City of Riverside, Riverside County California, described as follows:

**PARCEL A**

That portion of Parcel 2 of Parcel Map No. 20196, as shown on map filed in Parcel Map Book 126, Pages 52 and 53 thereof, records of Riverside County, California, described as follows:

**COMMENCING** at the Southeast corner of said Parcel 2;

THENCE along the Southerly line of said Parcel 2, South 89°34'20" West, a distance of 513.16 feet to an angle point in the Southwesterly line of said Parcel 2;

THENCE along said Southwesterly line of Parcel 2, North 45°25'39" West, a distance of 32.53 feet to the Westerly line of said Parcel 2;

THENCE along said Westerly line of Parcel 2, North 00°25'37" West, a distance of 6.00 feet to the Northerly line of that certain parcel of land granted to the State of California by Grant Deed recorded December 22, 1989, as Instrument No. 448539 of Official Records of Riverside County, California, and the **POINT OF BEGINNING** of the parcel of land to be described;

THENCE along said Northerly line of the parcel of land granted to the State of California, North 86°18'03" East, a distance of 211.41 feet to an intersection with the Westerly line of that certain parcel of land granted to the State of California by Grant Deed recorded December 22, 1989, as Instrument No. 448540 of Official Records of Riverside County, California;

THENCE along said Westerly line of the parcel of land granted to the State of California, North 16°32'59" West, a distance of 11.46 feet to the most Southerly corner of Parcel 1 of said Parcel Map No. 20196;

THENCE along the Easterly line of said Parcel 2, North 16°32'59" West, a distance of 197.32 feet to a point in said Easterly line distant South 16°32'59" East, 104.46 feet southerly from the most Northerly corner of said Parcel 2;

THENCE South 73°27'01" West, a distance of 30.50 feet;

THENCE parallel with said Easterly line of Parcel 2, South 16°32'59" East, a distance of 91.38 feet;



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THENCE along a line radial to the curve in the Westerly line of said Parcel 2 as shown on said Parcel Map No. 20196, South 82°49'01" West, a distance of 152.61 feet to an intersection with said Westerly line;

THENCE Southerly along said Westerly line on a curve concave westerly, having a radius of 344.00 feet through a central angle of 06°45'22", an arc length of 40.56 feet (the initial radial line bears North 82°49'01" East);

THENCE South 00°25'37" East, continuing along said Westerly line of Parcel 2, a distance of 57.95 feet to the **POINT OF BEGINNING**.

Area = 23,352 square feet, more or less.

**PARCEL B**

That portion of Parcel 2 of Parcel Map No. 20196, as shown on map filed in Parcel Map Book 126, Pages 52 and 53 thereof, records of Riverside County, California, described as follows:

**COMMENCING** at the Southeast corner of said Parcel 2;

THENCE along the Southerly line of said Parcel 2, South 89°34'20" West, a distance of 513.16 feet to an angle point in the Southwesterly line of said Parcel 2;

THENCE along said Southwesterly line of Parcel 2, North 45°25'39" West, a distance of 32.53 feet to the Westerly line of said Parcel 2;

THENCE along said Westerly line of Parcel 2, North 00°25'37" West, a distance of 6.00 feet to the Northerly line of that certain parcel of land granted to the State of California by Grant Deed recorded December 22, 1989, as Instrument No. 448539 of Official Records of Riverside County, California;

THENCE along said Northerly line of the parcel of land granted to the State of California, North 86°18'03" East, a distance of 211.41 feet to an intersection with the Westerly line of that certain parcel of land granted to the State of California by Grant Deed recorded December 22, 1989, as Instrument No. 448540 of Official Records of Riverside County, California;

THENCE along said Westerly line of the parcel of land granted to the State of California, North 16°32'59" West, a distance of 11.46 feet to the most Southerly corner of Parcel 1 of said Parcel Map No. 20196;

THENCE along the Easterly line of said Parcel 2, North 16°32'59" West, a distance of 197.32 feet to a point in said Easterly line distant South 16°32'59" East, 104.46 feet southerly from the most Northerly corner of said Parcel 2 and the **POINT OF BEGINNING** of the parcel of land to be described;

THENCE South 73°27'01" West, a distance of 30.50 feet;

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THENCE parallel with said Easterly line of Parcel 2, South 16°32'59" East, a distance of 91.38 feet;

THENCE along a line radial to the curve in the Westerly line of said Parcel 2 as shown on said Parcel Map No. 20196, South 82°49'01" West, a distance of 152.61 feet to an intersection with said Westerly line;

THENCE Northerly along said Westerly line on a curve concave westerly, having a radius of 344.00 feet through a central angle of 18°14'55", an arc length of 109.56 feet to the most Westerly corner of said Parcel 2 (the initial radial line bears North 82°49'01" East);

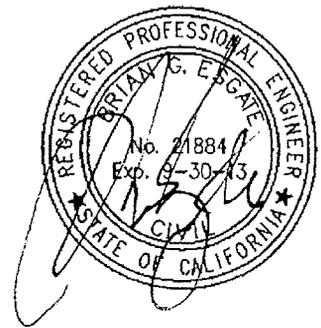
THENCE along the Northerly line of said Parcel 2, North 54°31'55" East, a distance of 190.93 feet to said most Northerly corner of Parcel 2;

THENCE along said Easterly line of Parcel 2, South 16°32'59" East, a distance of 104.46 feet to the **POINT OF BEGINNING**.

Area = 24,844 square feet, more or less.

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

  
\_\_\_\_\_  
Brian G. Esgate, R.C.E. No. 21884      1/18/2012      Date  
License Expires 9-30-2013



REGISTRATION NUMBER

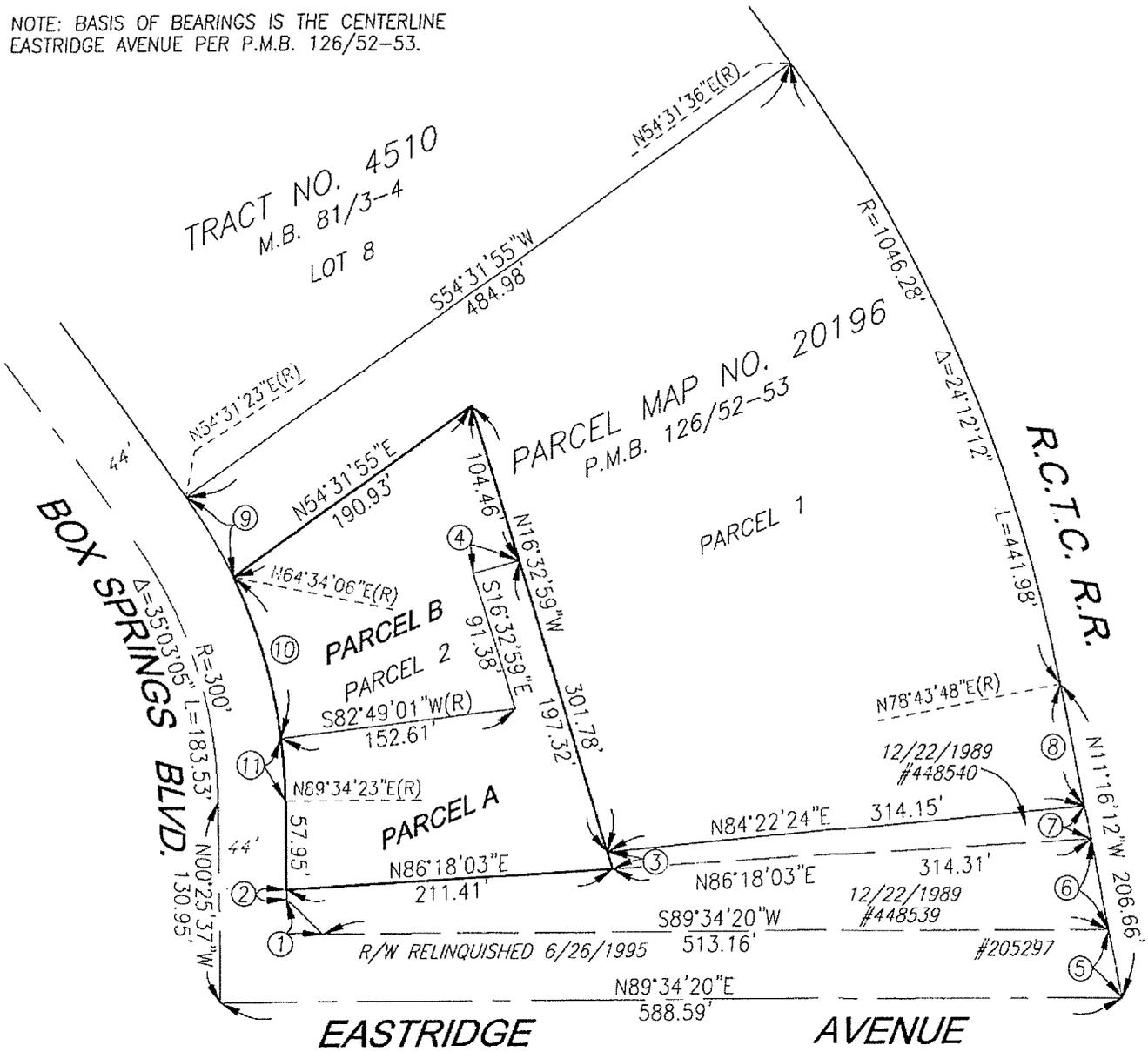
BY:  \_\_\_\_\_ 1/18/12  
DATE

FOR: MARK S. BROWN  
CITY OF ...



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NOTE: BASIS OF BEARINGS IS THE CENTERLINE  
EASTRIDGE AVENUE PER P.M.B. 126/52-53.



LINE TABLE

①	N45°25'39"W	32.53'	⑤	N11°16'12"W	44.80'
②	N00°25'37"W	6.00'	⑥	N11°16'12"W	60.08'
③	N16°32'59"W	11.46'	⑦	N11°16'12"W	21.93'
④	S73°27'01"W	30.50'	⑧	N11°16'12"W	79.86'

CURVE TABLE

⑨	R=344.00'	Δ=10°02'43"	L=60.31'
⑩	R=344.00'	Δ=18°14'55"	L=109.56'
⑪	R=344.00'	Δ=06°45'22"	L=40.56'

SCALE: 1"=100'



**E**SGATE

**E**NGINEERING

3351 PACHAPPA HILL  
RIVERSIDE, CALIFORNIA  
92506  
(951) 313-2058

PREPARED BY *[Signature]* R.C.E. NO. 21884

DATE 1-18-2012

THIS PLAT IS SOLELY AN  
AID IN LOCATING THE  
PARCEL(S) DESCRIBED IN  
THE ATTACHED DOCUMENT.  
IT IS NOT PART OF THE  
WRITTEN DESCRIPTION.

WAIVER OF FINAL MAP - PM 35270



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