

DOC # 2014-0017918

01/16/2014 08:59A Fee:NC

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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



**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: P12-0728  
APN: 227-251-007 & -037  
Address: 4990 Arlington Ave.

D- 16976



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Andy and Cindy Real Estate Holdings, 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.

Date: December 16, 2013

**Andy and Cindy Real Estate Holdings, LLC,  
a California limited liability company**

By: 

Print Name: AZER S. REZK

Title: member/owner

~~By:~~ 

Print Name: NEVIN REFAAT BASTA

BY: 

title: member/owner



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State of California

County of San BERNARDINO } ss

On December 16, 2013, before me, DEBRAH E. JOHNSON,  
notary public, personally appeared, AZER S. REZIK, NEVIN REFAAT BASTA

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.

Debrah E. Johnson  
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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

DATED 1-16-14

CITY OF RIVERSIDE

By: 

David Welch

Real Property Services Manager

APPROVED AS TO FORM

  
SUPERVISING DEPUTY CITY ATTORNEY



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**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT CASE NO. 12-0728**  
**4990 ARLINGTON AVENUE**  
**BLANKET PUBLIC UTILITY EASEMENT**

**PARCEL "A"**

In the, City of Riverside, County of Riverside, State of California, being all that portion of Lot 5 in Block 17 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, in the Office of the County Recorder of San Bernardino County, State of California, described as follows:

Commencing at the most westerly corner of said Lot, said corner being the intersection of the northeast line of Madison Street with the southerly line of Arlington Avenue, as shown on said map;

Thence North 89° 41' 00" East, along said south line, a distance of 250.81 feet;

Thence South 34° 00' 00" East, parallel with the northeasterly line of Madison Street, 80.00 feet wide, a distance of 48.07 feet, to the south line of Arlington Avenue per Document recorded May 12, 1989 as Instrument No. 154261 O.R. , to the **Point of Beginning** of the parcel of land to be described;

Thence continuing South 34° 00' 00" East, parallel with the northeasterly line of Madison Street, a distance of 295.03 feet to the northwesterly line of the southeasterly 131.00 feet of Lot 5, Block 17 of the Riverside Land and Irrigation Company Lands, on file in Book 1, Page 72 of Maps, records of San Bernardino County, California;

Thence South 56° 00' 00" West, along said northwesterly line, a distance of 70.56 feet, to a point that bears North 56° 00' 00" East, a distance of 138.14 feet from the most westerly corner of said southeasterly 131.00 feet of said Lot 5, Block 17;

Thence South 34° 00' 00" East, parallel with the northeasterly line of said Madison Street, a distance of 60.00 feet, to a point in the southeasterly line of the northwesterly 60.00 feet of the southeasterly 131.00 feet of said Lot 5, Block 17;

Thence North 56° 00' 00" East, along said southeasterly line a distance of 192.36 feet, to a line that is parallel with said northeasterly line of Madison Street and measures 330.50 feet at right angles thereto;

Thence North 34° 00' 00" West, parallel with the northeasterly line of said Madison Street, a distance of 273.85 feet, to a point in the southerly line of Arlington Avenue, per said Instrument No. 154261 O.R.;

Thence South 89° 41' 00" West, along said southerly line, a distance of 146.37 feet, to the **POINT OF BEGINNING**.

The above described land contains 42,532.39 Sq. Feet or 0.98 Acres.

Prepared on December 4, 2013 by: Chester F. Ralston PLS 5174

*Chester F. Ralston*

DESCRIPTION APPROVAL:

BY: *[Signature]* 12/10/13  
DATE

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



**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT CASE NO. 12-0728**  
4015 Madison Street  
**BLANKET PUBLIC UTILITY EASEMENT**

**PARCEL "B"**

In the, City of Riverside, County of Riverside, State of California, being the southwesterly 138.14 feet of the northwesterly 60.00 feet of the southeasterly 131.00 feet of Lot 5, Block 17 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, in the Office of the County Recorder of San Bernardino County, State of California.

Excepting therefrom the southwesterly 4.00 feet.

The above described land contains 8,048.57 Sq. Ft., or 0.18 Acres.

Prepared on December 4, 2013 by: Chester F. Ralston PLS 5174

*Chester F. Ralston*



**DESCRIPTION APPROVAL:**

*[Signature]* 12/10/13  
\_\_\_\_\_  
CURTIS C. STEPHENS, L.S. 7519      DATE  
CITY SURVEYOR



# LOT LINE ADJUSTMENT CASE NO. P12-0728

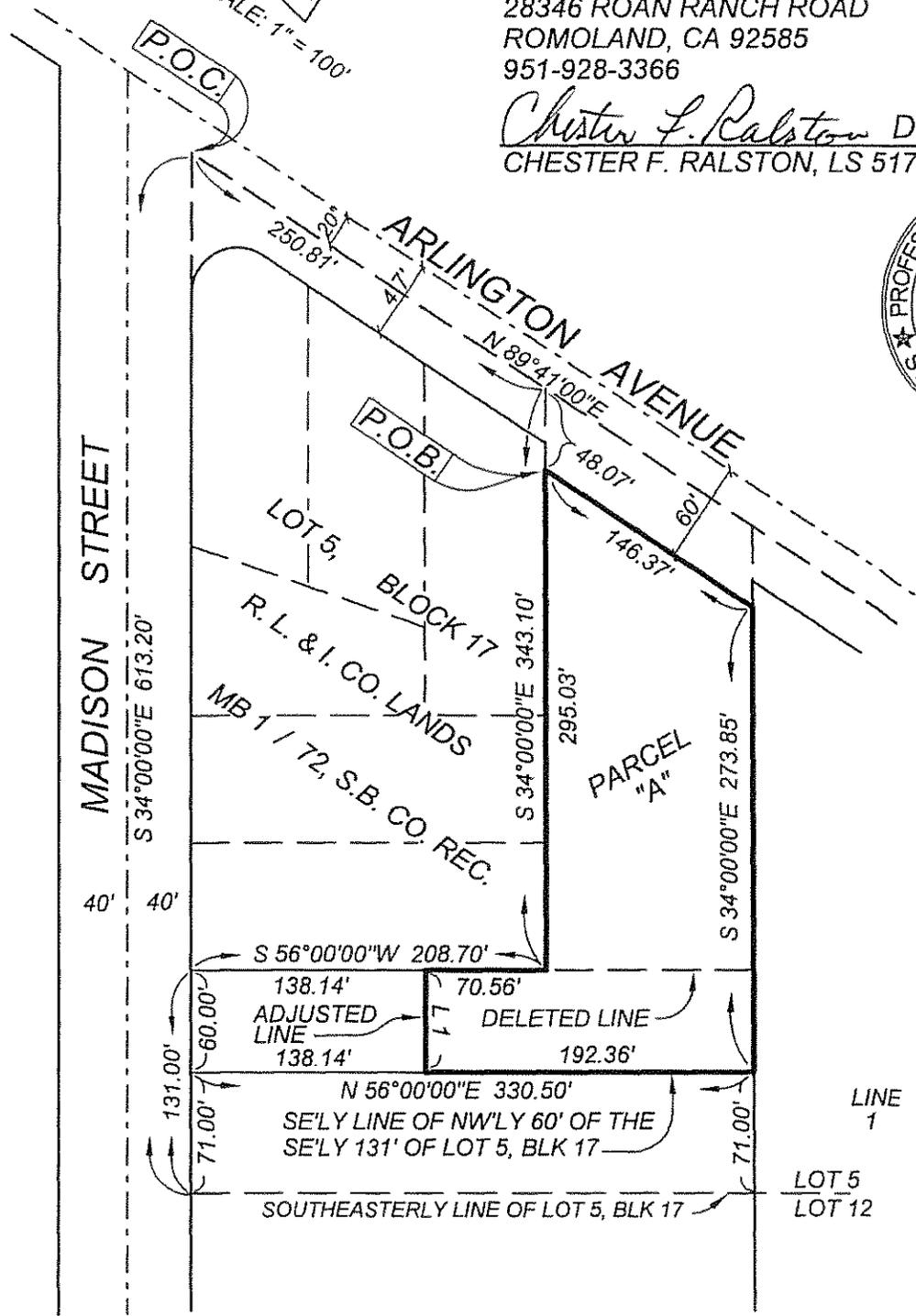
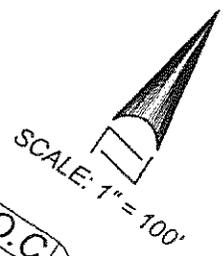
## LEGAL DESCRIPTION PLAT FOR 4990 ARLINGTON AVENUE

### BLANKET PUBLIC UTILITY EASEMENT

PREPARED BY:

RALSTON LAND SURVEYING  
 28346 ROAN RANCH ROAD  
 ROMOLAND, CA 92585  
 951-928-3366

*Chester F. Ralston* DECEMBER 4, 2013  
 CHESTER F. RALSTON, LS 5174 DATE



LINE	BEARING	DISTANCE
1	S 34°00'00"E	60.00'

LOT 5  
 LOT 12





# LOT LINE ADJUSTMENT CASE NO. P12-0728

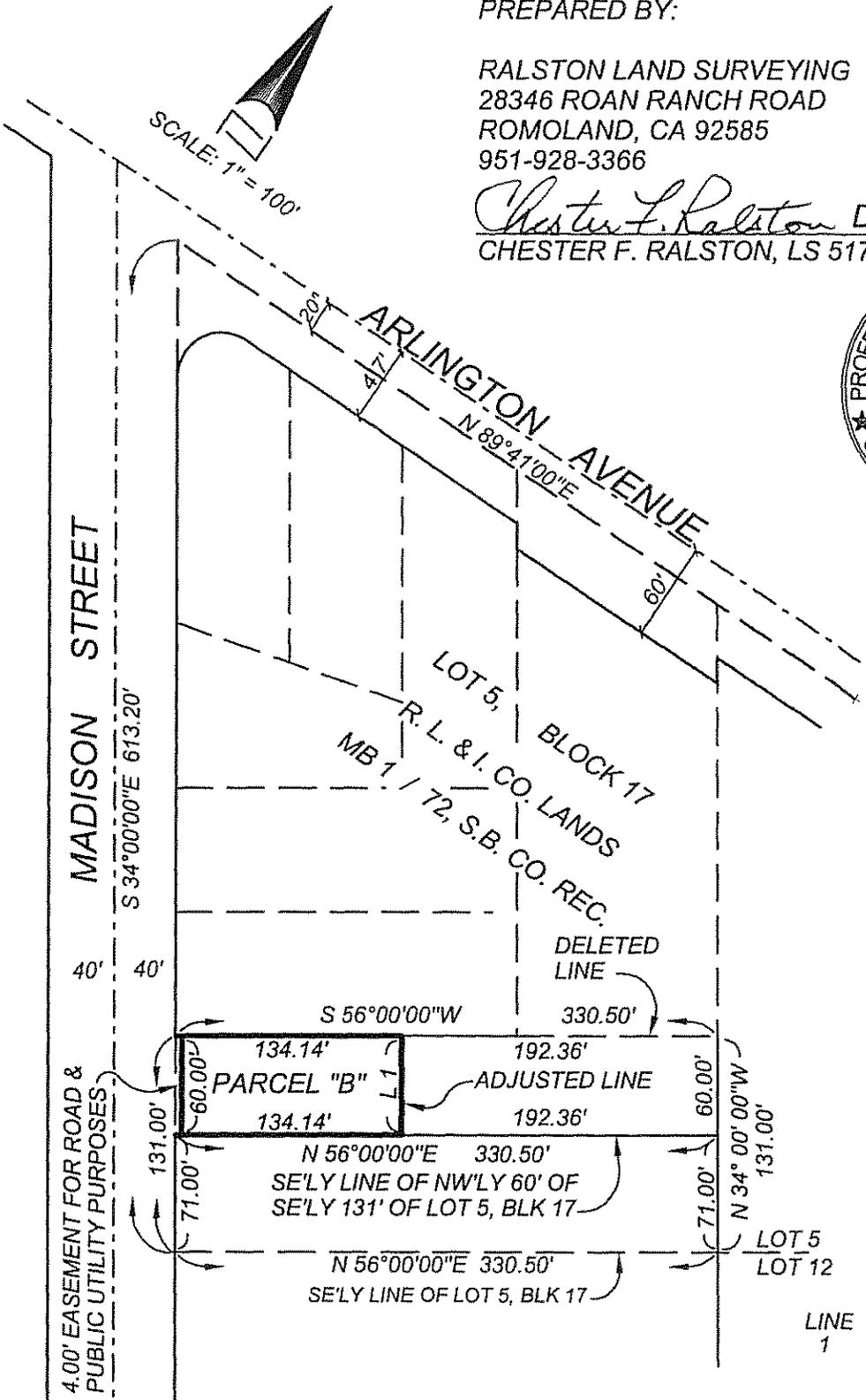
## LEGAL DESCRIPTION PLAT FOR 4015 MADISON STREET

### BLANKET PUBLIC UTILITY EASEMENT

PREPARED BY:

RALSTON LAND SURVEYING  
28346 ROAN RANCH ROAD  
ROMOLAND, CA 92585  
951-928-3366

*Chester F. Ralston* DECEMBER 4, 2013  
CHESTER F. RALSTON, LS 5174 DATE



LINE	BEARING	DISTANCE
1	N 34°00'00"W	60.00'