

DOC # 2006-0191385

03/17/2006 08:00A 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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Project: Hunter Park Assessment District

A.P.N. 249-070-021, 024 & 025

D - 33882



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GROVE BUSINESS PARK LLC, a California limited liability company**, as Grantor, grants 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 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 electric energy distribution and telecommunication facilities.

Dated 12/29/05

GROVE BUSINESS PARK LLC, a California limited liability company

By: [Signature]
Darrell A. Butler
Member

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On December 29, 2005, before me Reena M. Mitchell
(date) (name)

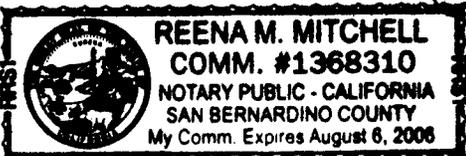
a Notary Public in and for said State, personally appeared

Darrell A. Butler
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.

[Signature]
Signature



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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:

**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 1/30/06

CITY OF RIVERSIDE

By Amelia M. Valdivia
Real Property Manager

GROVE PUE.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY R. M. [Signature]
Deputy City Attorney



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EXHIBIT "A"
PUBLIC UTILITY EASEMENT

Those portions of Lots 12 through 25, inclusive, of Steck's Citrus Tract, as shown by map on file in Book 11 of Maps, at page 33 thereof, Records of Riverside County, California, **together with** those portions of Lots 17 and 18 of Twogood and Herrick's Subdivision, as shown by map on file in Book 7 of Maps, at page 29 thereof, Records of San Bernardino County, California, located in the northeast quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, said portions being described as follows:

BEGINNING at the southeasterly corner of Lot 18 of said Twogood and Herrick's Subdivision, said corner being on the northerly right-of-way line of Marlborough Avenue (33.00 feet in half width) as shown on said Steck's Citrus Tract;

Thence North 89°40'56" West along said right-of-way line, a distance of 1074.55 feet;

Thence North 79°27'01" West, a distance of 84.44 feet to a point on a line parallel with and distant northerly 48.00 feet, measured at a right angle, from the centerline of said Marlborough Avenue;

Thence North 89°40'56" West along said parallel line, a distance of 326.37 feet;

Thence North 46°20'55" West, a distance of 16.76 feet to a point on a line parallel with and distant northerly 59.50 feet, measured at a right angle, from said centerline of Marlborough Avenue;

Thence South 89°40'56" East along said parallel line, a distance of 339.59 feet;

Thence South 79°27'01" East, a distance of 84.44 feet to a point on a line parallel with and distant northerly 44.50 feet, measured at a right angle, from said centerline of Marlborough Avenue;

Thence South 89°40'56" East along said parallel line, a distance of 1073.83 feet to a point on the easterly line of said Lot 18 of Twogood and Herrick's Subdivision;

Thence South 01°52'09" West along said easterly line, a distance of 11.50 feet to the **POINT OF BEGINNING**.

Containing 0.39 acre, more or less.

DESCRIPTION APPROVAL:

BY: K. Stout 10-5-05
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

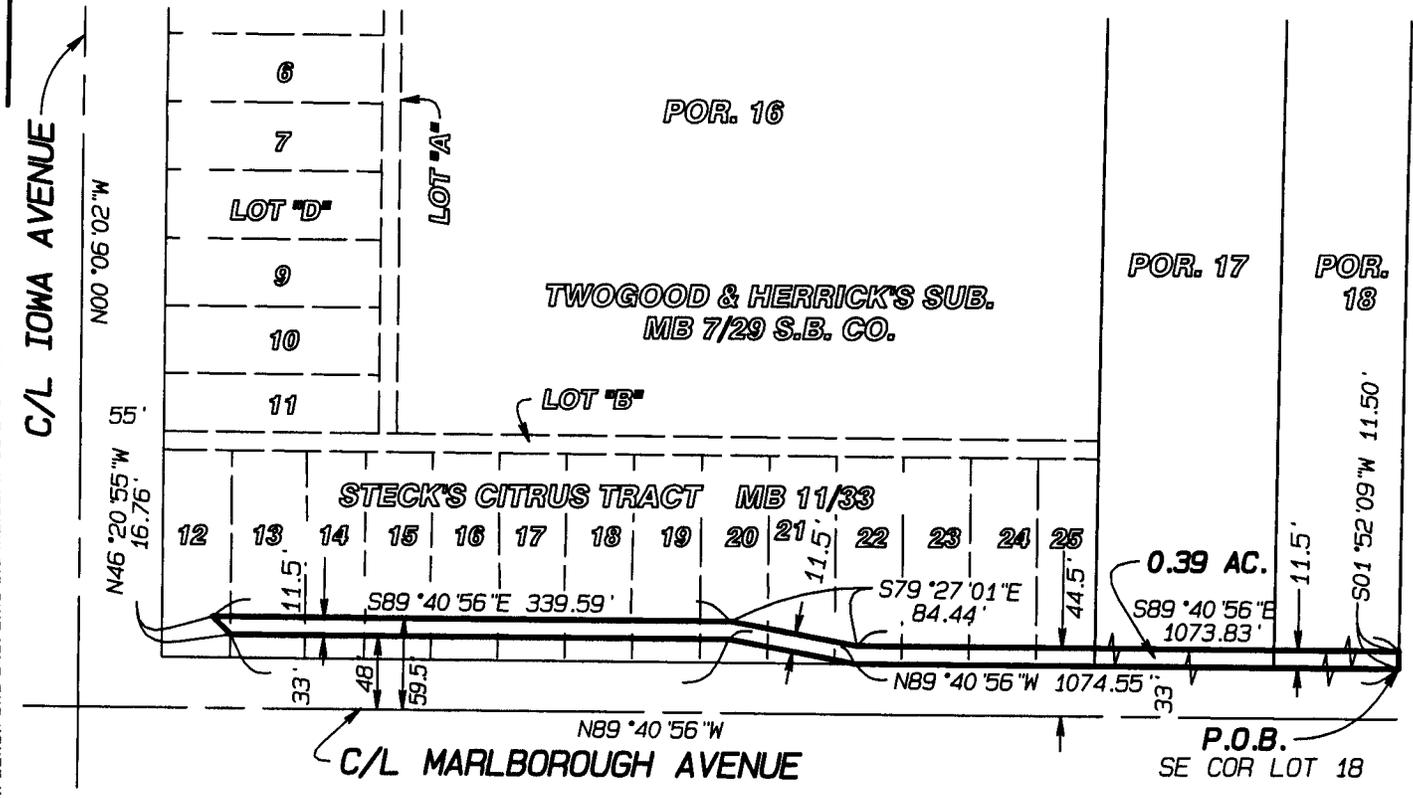
PREPARED UNDER MY SUPERVISION

Matthew E. Webb 10/3/05
Matthew E. Webb, L.S. 5529 Date

Prepared by: MB
Checked by: AF



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ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



SECTION 18, T.2S., R.4W., S.B.M.

CITY OF RIVERSIDE

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

262
W.O. 01-294

SCALE: 1" = NTS DRWN BY AE DATE 11/13/05 CHKD BY AE DATE 11-18-05 SUBJECT: PUBLIC UTILITY EASEMENT

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