

Commonwealth Land Title Company

When recorded mail to:

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

DOC # 2015-0184841

05/05/2015 02:18 PM Fees: \$36.00

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Recorded in Official Records

County of Riverside

Peter Aldana

Assessor, County Clerk & Recorder

This document was electronically submitted to the County of Riverside for recording
Received by: MGREGSTON

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: Riverside Transmission Reliability Project
APN: 155-273-013 (Portion)

9305138-10
THA: 009-010

D- 17169

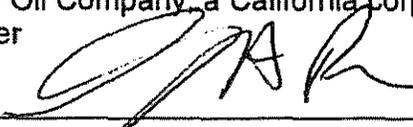
EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, G & M GAPCO, 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 *electric energy distribution and transmission facilities, and telecommunication facilities*, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in EXHIBIT "A" and depicted in EXHIBIT "B" 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 whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *electric energy distribution and transmission facilities, and telecommunication facilities*.

Date: April 13, 2015

G & M GAPCO, LLC
By: G & M Oil Company, a California corporation,
its manager

By: 

Print: George A. Pearson

Its: President

By: 

Print: George A. Pearson

Its: President

D-17169

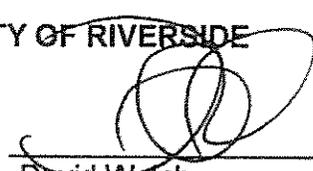
G & M GAPCO, LLC
APN: 155-273-013 (Portion)

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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: April 29, 2015

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM

By: 

Supervising Deputy City Attorney

EXHIBIT "A"

Public Utility Easement
POR. A.P.N. 155-273-013

All that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

The southerly 7.00 feet of that portion of Lot 23 of Bixmill Tract, as shown by map on file in Book 16, Pages 28 through 30 of Maps, records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Arlington Avenue and Lake Street as shown on map of Arlington North Subdivision Unit No. 1, on file in Book 26, Pages 38 through 40 of Maps, records of said Riverside County;

Thence South $89^{\circ} 30' 00''$ East, along said centerline of Arlington Avenue, a distance of 170.16 feet to the southerly prolongation of the easterly boundary of said Arlington North Subdivision Unit No. 1;

Thence North $2^{\circ} 58' 00''$ East, along said southerly prolongation of the easterly boundary of Arlington North Subdivision No. 1, a distance of 55.05 feet to the northerly line of Arlington Avenue as shown by map of Arlington North Subdivision Unit No. 1, and being the **Point of Beginning** of said portion of Lot 23 being described;

Thence continuing North $2^{\circ} 58' 00''$ East, along said southerly prolongation of the easterly boundary of Arlington North Subdivision Unit No 1 and along the westerly line of Parcel 2 as described in Certificate of Compliance for lot line adjustment by document recorded December 26th, 1990, as Instrument No. 463595 of Official Records of said Riverside County, a distance of 150.00 feet to the south line of Parcel 1 of Parcel Map No. 30663, on file in Book 216, Pages 43 and 44 of Parcel Maps, Records of said Riverside County;

Thence North $89^{\circ} 30' 00''$ West , along said south line of Parcel 1 and along the south line of Lot "A" of said Parcel Map No. 30663, a distance of 140.13 feet to the easterly line of Lake Street as shown by said map of Arlington North Subdivision Unit No. 1;

Thence South 2° 58' 00" West, along said easterly line of Lake Street, a distance of 129.12 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 20.00 feet;

Thence southerly to the left along said curve and continuing along said easterly line of Lake Street through a central angle of 92° 28' 00" and arc length of 32.28 feet to said northerly line of Arlington Avenue;

Thence South 89° 30' 00" East, along said northerly line of Arlington Avenue, a distance of 119.25 feet to the **Point of Beginning**.

The northerly line of said southerly 7.00 feet of said portion of Lot 23 being parallel with said northerly line of Arlington Avenue.

Containing 0.02 Acres or 910 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.

Richard F. Wenglikowski 4-8-13
Richard F. Wenglikowski, L.S. 4904 Date



DESCRIPTION APPROVAL:

BY: C. Stephens 5/16/2013
DATE

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

Consent to Grant of Easement

Bank of the West, a California banking corporation ("Lien Holder"), as holder of that certain Deed of Trust recorded on January 29, 2014 as Document Number 2014-0038907 in the Official Records of Riverside County, California hereby consents to that certain Grant of Easement to which this Consent is attached, and joins in the execution hereof solely as Lien Holder and does hereby agree that in the event of any foreclosure (whether judicial or non-judicial), deed-in-lieu of foreclosure or any other remedy in or relating to the Deed of Trust, the undersigned will acquire title subject to the provisions of the Grant of Easement, which Grant of Easement shall remain in full force for the time period stated in the Easement.

SIGNED AND EXECUTED this 6th day of APRIL, 2015

Bank of the West, a California banking corporation

By: *Sidney Jordan*
Name: SIDNEY JORDAN
Its: MANAGING DIRECTOR

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)
County of _____)

On _____ before me, _____, a Notary Public in and for said State, personally appeared _____ Who proved to me 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 _____ that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____

(Notary Seal)

D-17169

Consent to Grant of Easement

Bank of the West, a California banking corporation ("Lien Holder"), as holder of that certain Deed of Trust recorded on January 29, 2014 as Document Number 2014-0038907 in the Official Records of Riverside County, California hereby consents to that certain Grant of Easement to which this Consent is attached, and joins in the execution hereof solely as Lien Holder and does hereby agree that in the event of any foreclosure (whether judicial or non-judicial), deed-in-lieu of foreclosure or any other remedy in or relating to the Deed of Trust, the undersigned will acquire title subject to the provisions of the Grant of Easement, which Grant of Easement shall remain in full force for the time period stated in the Easement.

SIGNED AND EXECUTED this 6th day of APRIL, 2015

Bank of the West, a California banking corporation

By: *Sidney Jordan*
Name: SIDNEY JORDAN
Its: MANAGING DIRECTOR

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)
County of _____)

On _____ before me, _____, a Notary Public in and for said State, personally appeared _____ Who proved to me 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 _____ that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____

(Notary Seal)

D-17169

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,)
County of Los Angeles
On April 06, 2015 before me, Adriana Fernandez, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Sidney Jordan
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

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