

COPY

2015-0259120

06/18/2015 10:20 AM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside
Peter Aldana
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)

155					R	A	Exam: 782		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
6									
SIZE	NCOR	SMF	NCHGT:				NCHG-CC		

FOR RECORDER'S OFFICE USE ONLY



Project: P.U.E – LOTS 2 & 3 OF TRACT 32787

D-

17212

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MREC WRG STELLAN RIDGE, LLC**, a Delaware 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 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 ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

Date: _____

**MREC WRG STELLAN RIDGE, LLC,
a Delaware limited liability company**

By: _____

By: [Signature]

Print Name: _____

Print Name: James Deckard

Title: _____

Title: Vice President, Community Development

State of California

County of _____

} ss

On _____, before me, see attached

notary public, personally appeared, _____

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.

Notary Signature

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

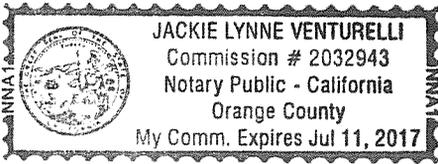
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On June 2, 2015 before me, Jackie Lynne Venturelli, a notary public
Date Here Insert Name and Title of the Officer
personally appeared James Deckard
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 Jackie Lynne Venturelli
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: _____

D-17212

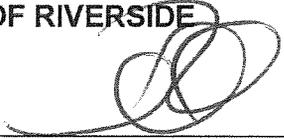
**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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 June 11, 2015

CITY OF RIVERSIDE

By: _____


David Welch
Real Property Services Manager

APPROVED AS TO FORM



DEPUTY CITY ATTORNEY

EXHIBIT "A"

P.U.E. – Lots 2 and 3 of Tract 32787

Parcel A

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

That portion of Lot 3 of Tract No. 32787 as shown by map on file in Book 442 Pages 31 through 36 of Maps, Records of Riverside County, California, described as follows:

The Northeasterly 15.00 feet of the Southeasterly 130.00 feet, as measured along the Northeasterly line of said Lot 3.

Area – 1950.2 S.F. more or less

Parcel B

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

That portion of Lot 2 of Tract No. 32787 as shown by map on file in Book 442 Pages 31 through 36 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Most Southerly Corner of said Lot 2;

Thence North 37°37'52", along the Southwesterly line of said Lot 2 a distance of 130.00 feet to the POINT OF BEGINNING;

Thence North 52°22'08" East, a distance of 13.50 feet;

Thence South 79°03'18" East, a distance of 11.30 feet to the Northwesterly line of a Utility Easement within said Lot 2 as shown on said Map of Tract No. 32787;

Thence South 43°43'16" West, along said Northwesterly line a distance of 21.22 feet to the Southwesterly line of said Lot 2;

Thence North 37°37'52", along the Southwesterly line of said Lot 2 a distance of 11.66 feet to the POINT OF BEGINNING;

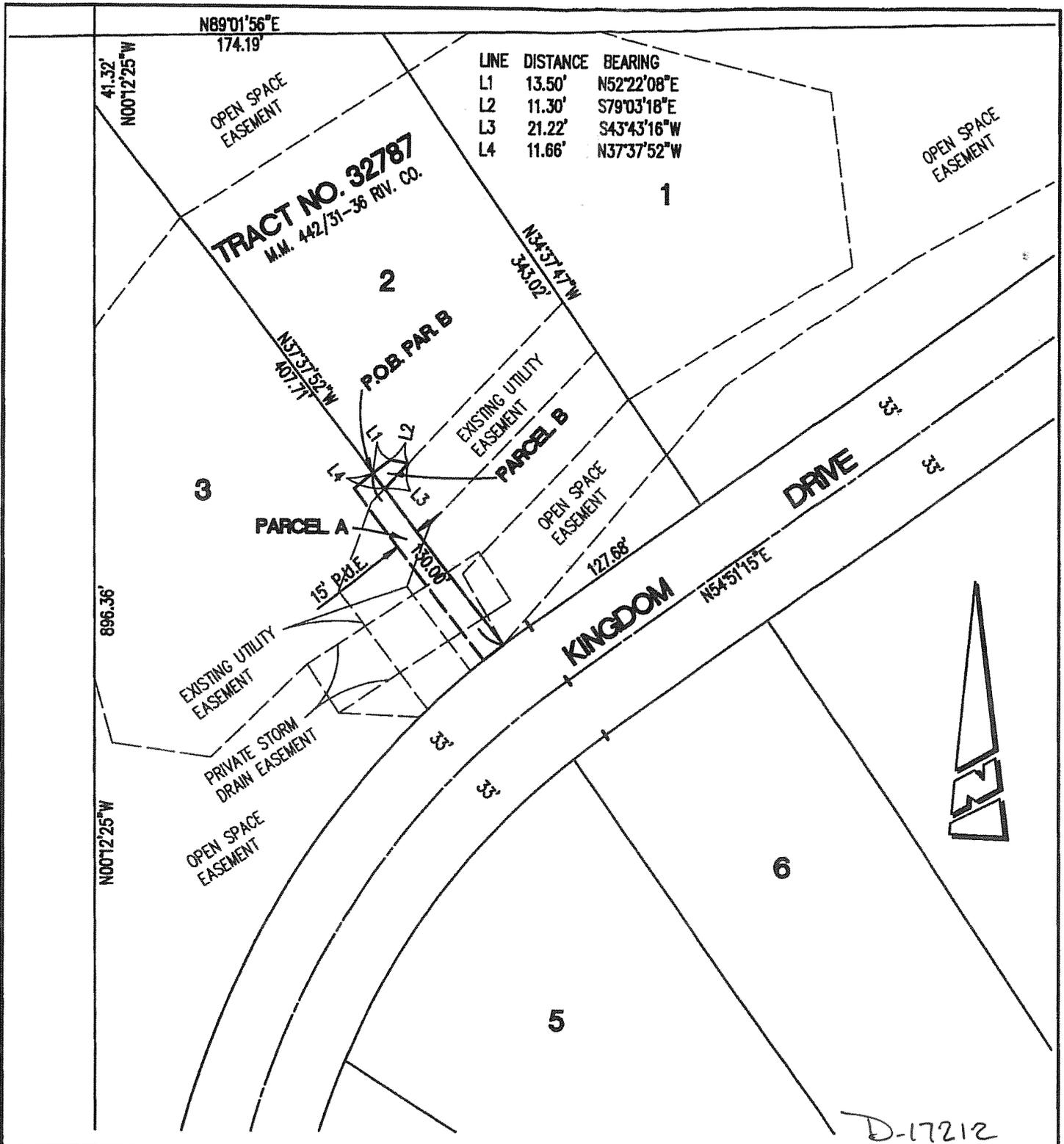
Area – 179.5 S.F. more or less

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

Curtis C. Stephens 1/07/15 Date Prep. 



D-17212



• 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

SCALE: 1"=80'

DRAWN BY: CURT

DATE: 12/01/14

SUBJECT: LOT 2 AND 3 OF TRACT 32787 - P.U.E.