

Recording requested by and when recorded, mail to:

City Clerk
City of Moreno Valley
P.O. Box 88005
Moreno Valley, CA 92552-0805

Exempt from Recording Fee per
Govt. Code Sec. 6103
City of Moreno Valley
PA16-0002
A.P.N. 316-210-097

(Space above this line for Recorder's use)
DOCUMENTARY TRANSFER TAX IS NONE.
Public Agency exempt.
Revenue and Taxation Code Section 11922

QUITCLAIM EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF MORENO VALLEY, a municipal corporation, does hereby remise, release, and quitclaim unto the owner or owners of record of real property affected thereby, the perpetual non-exclusive easement for municipal utility purposes dedicated to and accepted by the City of Moreno Valley per separate instrument, filed on June 7, 2018, and recorded as Instrument No. 2018-0231704 of Official Records, in the Office of the Recorder of the County of Riverside, State of California, as originally granted by Moreno Indian, LLC, a Delaware limited liability company to the City of Moreno Valley. Said easement is more particularly shown on Exhibit "A" and "B", attached hereto and by this reference, made a part hereof.

The rights hereby quitclaimed are not necessary or useful in the performance of the duties of the City of Moreno Valley to the public.

EXECUTED this _____ day of _____, 2019
CITY OF MORENO VALLEY, a Municipal Corporation

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.

By: _____
Dr. Yxstian Gutierrez, Mayor

STATE OF CALIFORNIA)
County of _____)ss.

On _____ before me, _____, a Notary Public in and for said State, 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.

Signature _____
Signature of Notary Public

Place Notary Seal Above

Recording requested by and when recorded, mail to:

2018-0231704

06/07/2018 12:34 PM Fee: \$ 0.00

Page 1 of 11

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



Moreno Valley Utility
City of Moreno Valley
P.O. Box 88005
Moreno Valley, CA 92552-0805

914

Exempt from Recording Fee per
Govt. Code Sec. 6103
City of Moreno Valley
PA16-0002
A.P.N. 316 - 210 - 097

(Space above this line for Recorder's use)
DOCUMENTARY TRANSFER TAX IS NONE.
Public Agency exempt.
Revenue and Taxation Code Section 11922

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MORENO INDIAN, LLC, a Delaware limited liability company

GRANTOR(S) hereby grant(s) and convey(s) to the CITY OF MORENO VALLEY, a municipal corporation, for themselves, successors or assigns a perpetual non-exclusive easement and right of way for municipal utility purposes, including ingress and egress, for the purpose of constructing, operating, maintaining, and repairing municipal service facilities and reading meters over, under, upon, and across the real property in the City of Moreno Valley, County of Riverside, State of California, described as follows:

All as described in the attached legal description and illustrated on the plat attached hereto and marked Exhibits "A" and "B" respectively. IN WITNESS WHEREOF, this instrument has been executed this 23rd day of May, 2018.

Grantor(s)
Signature(s)

Patrick Russell - Authorized Agent
Moreno Indian, LLC, a Delaware limited liability company

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.

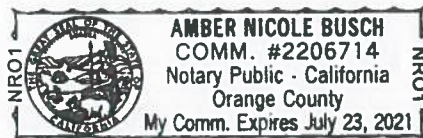
STATE OF CALIFORNIA)
County of Orange)ss.

On 5/23/2018 before me, Amber Nicole Busch, a Notary Public in and for said State, personally appeared Patrick Russell, 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 Amber Nicole Busch
Signature of Notary Public



Place Notary Seal Above

R304806.01
05-21-18
REVISED
05-24-18

EXHIBIT "A"
LEGAL DESCRIPTION
ELECTRIC EASEMENT

SEVEN (7) STRIPS OF LAND SITUATED OVER A PORTION OF LOT 27 IN BLOCK 1 OF RIVERSIDE ALFALFA ACRES, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 8, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID LOT 27 ALSO BEING SHOWN ON LOT LINE ADJUSTMENT NO. 1035 / CERTIFICATE OF COMPLIANCE, RECORDED SEPTEMBER 20, 2016 AS INSTRUMENT NO. 2016-0407011 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, THE REFERENCE LINES OF WHICH ARE DESCRIBED AS FOLLOWS:

STRIP NO. 1 (10.00 FEET WIDE, 5.00 FEET SOUTHERLY AND WESTERLY, 5.00 FEET NORTHERLY AND EASTERLY)

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN STREET, AS DESCRIBED IN PARCEL 2 OF THE OFFER OF DEDICATION TO THE CITY OF MORENO VALLEY, RECORDED DECEMBER 13, 2017 AS INSTRUMENT NUMBER 2017-0521907 OF SAID OFFICIAL RECORDS, AS HAVING A BEARING AND DISTANCE OF " SOUTH 00°17'05" WEST 53.57 FEET " IN SAID OFFER OF DEDICATION.

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF INDIAN STREET NORTH 00°17'05" EAST 13.36 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 90°00'00" WEST 152.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 12.50 FEET;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY 19.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE NORTH 00°00'00" EAST 135.13 FEET;

THENCE NORTH 90°00'00" WEST 14.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

EXHIBIT "A"

LEGAL DESCRIPTION-CONTINUED

ELECTRIC EASEMENT

PAGE 2 of 5

R304806.01

05-21-18

REVISED

05-24-18

THENCE NORTH 90°00'00" WEST 10.75 FEET, SAID POINT BEING THE **END POINT** OF STRIP NO. 1.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED SO AS TO ORIGINATE EASTERLY ON SAID WESTERLY RIGHT-OF-WAY LINE OF SAID INDIAN STREET.

CONTAINING: 3,320 SQUARE FEET, MORE OR LESS.

STRIP NO. 2 (16.25 FEET WIDE, 7.75 FEET NORTHERLY AND 8.50 FEET SOUTHERLY)

BEGINNING AT ABOVE MENTIONED POINT "A";

THENCE NORTH 90°00'00" EAST 18.00 FEET, SAID POINT BEING THE **END POINT** OF STRIP NO. 2.

EXCEPT THEREFROM THAT PORTION LYING WITHIN STRIP NO. 1.

CONTAINING: 81 SQUARE FEET, MORE OR LESS.

STRIP NO. 3 (10.00 FEET WIDE, 5.00 FEET NORTHERLY AND 5.00 FEET SOUTHERLY)

COMMENCING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN STREET, AS DESCRIBED IN PARCEL 1 OF THE OFFER OF DEDICATION TO THE CITY OF MORENO VALLEY, RECORDED DECEMBER 13, 2017 AS DOCUMENT NUMBER 2017-0521907 OF SAID OFFICIAL RECORDS, HAVING A BEARING AND DISTANCE OF " SOUTH 00°17'05" WEST 89.42 FEET " IN SAID OFFER OF DEDICATION.

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°17'05" WEST 5.54 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 12.50 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 29°44'01" EAST, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTHWESTERLY 6.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°44'01";

THENCE NORTH 90°00'00" WEST 52.04 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B";

EXHIBIT "A"

LEGAL DESCRIPTION-CONTINUED

ELECTRIC EASEMENT

PAGE 3 of 5

R304806.01

05-21-18

REVISED

05-24-18

THENCE CONTINUING NORTH 90°00'00" WEST 20.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 12.50 FEET;

THENCE WESTERLY 2.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'00";

THENCE NORTH 78°45'00" WEST 12.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 12.50 FEET;

THENCE WESTERLY 2.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'00";

THENCE NORTH 90°00'00" WEST 1061.17 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C";

THENCE CONTINUING NORTH 90°00'00" WEST 50.28 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D";

THENCE CONTINUING NORTH 90°00'00" WEST 68.72 FEET TO THE WESTERLY LINE OF SAID LOT LINE ADJUSTMENT NO. 1035, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 150, PAGE 29, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE SAID COUNTY RECORDER.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED SO AS TO ORIGINATE EASTERLY ON SAID WESTERLY RIGHT-OF-WAY LINE OF SAID INDIAN STREET, AND TERMINATE WESTERLY ON SAID WESTERLY LINE OF SAID LOT LINE ADJUSTMENT NO. 1035.

EXCEPT THEREFROM THAT PORTION LYING OUTSIDE OF SAID LOT LINE ADJUSTMENT NO. 1035, AS SHOWN ON SAID RECORD OF SURVEY.

CONTAINING: 12,041 SQUARE FEET, MORE OR LESS.

STRIP NO. 4 (7.70 FEET SOUTHERLY)

BEGINNING AT ABOVE MENTIONED POINT "B";

THENCE NORTH 90°00'00" WEST 16.27 FEET, SAID POINT BEING THE **END POINT** OF STRIP NO. 4.

EXCEPT THEREFROM THAT PORTION LYING WITHIN STRIP NO. 3.

EXHIBIT "A"

LEGAL DESCRIPTION-CONTINUED

ELECTRIC EASEMENT

PAGE 4 of 5

R304806.01

05-21-18

REVISED

05-24-18

CONTAINING: 44 SQUARE FEET, MORE OR LESS.

STRIP NO. 5 (7.70 FEET NORTHERLY)

BEGINNING AT ABOVE MENTIONED POINT "C";

THENCE NORTH 90°00'00" WEST 16.27 FEET, SAID POINT BEING THE END POINT OF STRIP NO. 5.

EXCEPT THEREFROM THAT PORTION LYING WITHIN STRIP NO. 3.

CONTAINING: 44 SQUARE FEET, MORE OR LESS.

STRIP NO. 6 (10.00 FEET WIDE, 5.00 FEET WESTERLY AND SOUTHERLY, 5.00 FEET EASTERLY AND NORTHERLY)

BEGINNING AT ABOVE MENTIONED POINT "D", SAID POINT BEING AT A POINT OF CUSP WITH THE CENTERLINE OF STRIP NO. 3 AS DESCRIBED HEREIN ABOVE, WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 12.50 FEET;

THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY 19.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE SOUTH 00°00'00" EAST 474.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 12.50 FEET;

THENCE SOUTHERLY, SOUTHEASTERLY, AND EASTERLY 19.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE NORTH 90°00'00" EAST 54.72 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E";

EXCEPT THEREFROM THAT PORTION LYING WITHIN STRIP NO. 3.

CONTAINING: 5,567 SQUARE FEET, MORE OR LESS.

STRIP NO. 7 (18.00 FEET WIDE, 12.75 FEET NORTHERLY AND 5.25 FEET SOUTHERLY)

BEGINNING AT ABOVE MENTIONED POINT "E";

EXHIBIT "A"

LEGAL DESCRIPTION-CONTINUED

ELECTRIC EASEMENT

PAGE 5 of 5

R304806.01

05-21-18

REVISED

05-24-18

THENCE NORTH 90°00'00" EAST 16.00 FEET, SAID POINT BEING THE END POINT OF STRIP NO. 7.


CONTAINING: 288 SQUARE FEET, MORE OR LESS.

STRIPS NO. 1, 2, 3, 4, 5, 6, AND 7 CONTAINING: 21,386 SQUARE FEET, MORE OR LESS.

SUBJECT TO: COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS, IF ANY, OF RECORD.

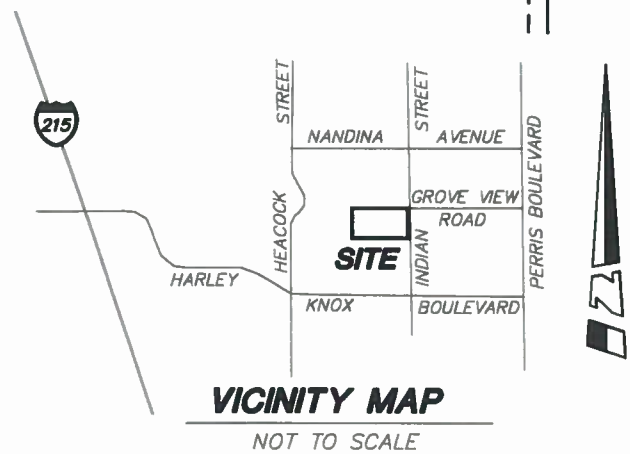
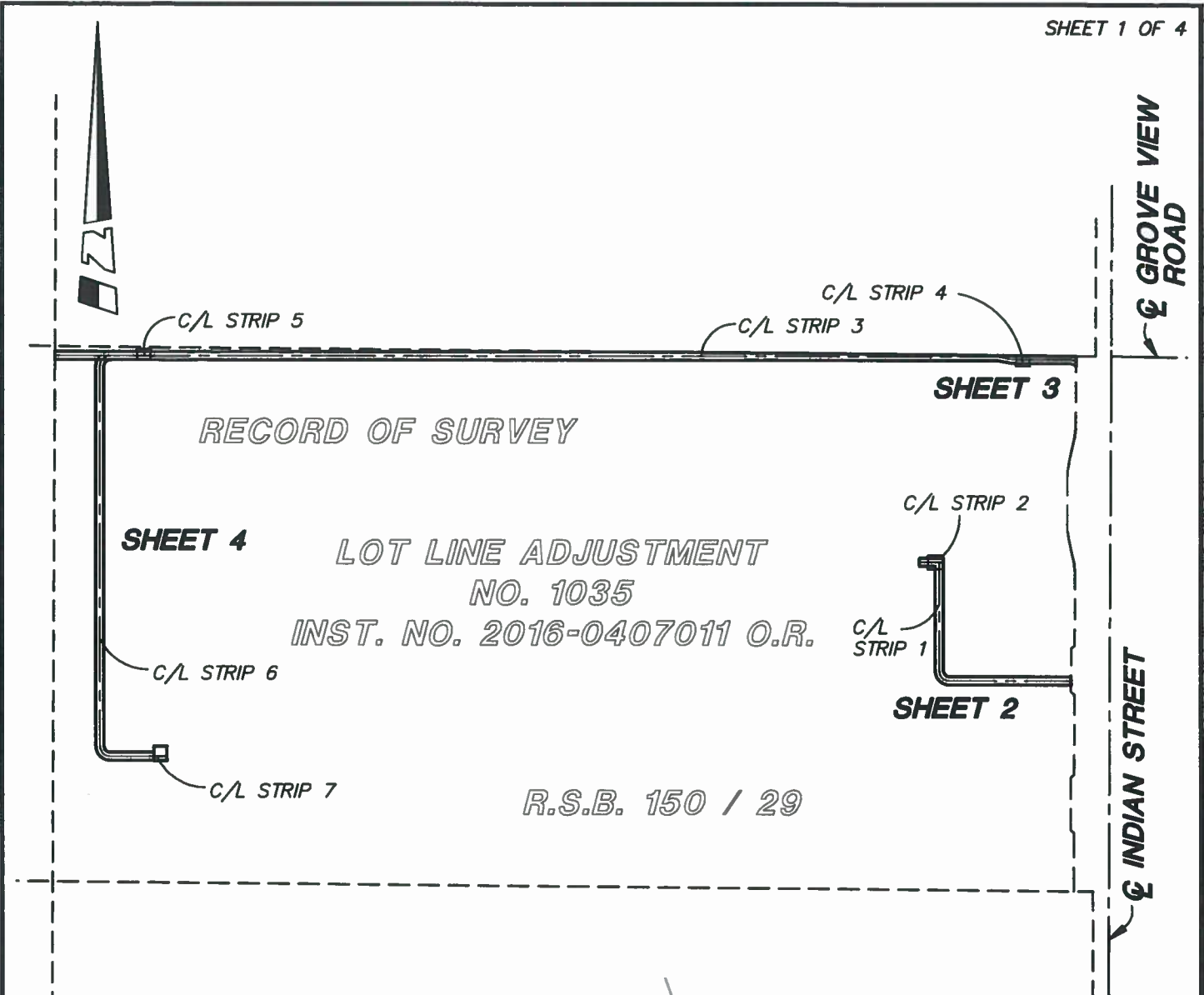
EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



H. P. McNALLY JR., PLS 6969





REVISED 5/24/2018

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Irvine
 2603 Main Street, Suite 400, Irvine, CA 92614
 Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY:
 5-24-2018

SKETCH TO ACCOMPANY
 A LEGAL DESCRIPTION

EXHIBIT 'B'
CITY OF MORENO VALLEY
ELECTRIC EASEMENT

SCALE	1"=200'
DRAWN BY	ZB
CHECKED BY	PMc
DATE	5/21/2018
JOB NO.	R304806.01

POINT "A"
P.O.B. C/L
STRIP 2

SEE DETAIL

LOT LINE
ADJUSTMENT
NO. 1035
INST. NO.
2016-0407011 O.R.

R.S.B. 150 / 29

C/L STRIP 1
3,320 SQ. FT.

T.P.O.B.
C/L
STRIP 1

P.O.C.
C/L
STRIP 1

13.36'
(53.57'
N0017'05"E)

N90°00'00"W 152.53'

Δ=90°00'00"
R=12.50'
L=19.63'

10' 5' 5"

W'LY ROW LINE
PER INST. NO.
2017-0521907 O.R.

INDIAN STREET



SCALE: 1"=50'

POINT "A"
P.O.B. C/L
STRIP 2

N90°00'00"W
18.00'

C/L STRIP 2
81 SQ. FT.

C/L STRIP 1
3,320 SQ. FT.

SCALE: 1"=20'

7.75'

10.75'

N90°00'00"W

14.00'

8.50'

5'

5'

10'

N00°00'00"E
135.13'

(XXX) INDICATES RECORD DATA PER
INST. NO. 2017-0521907 O.R.

N'LY LINE
LLA 1035

C/L STRIP 4
44 SQ. FT.

P.O.C. C/L STRIP 3

SEE DETAIL

GROVE VIEW
ROAD

INDIAN STREET

N90°00'00"W
1,061.17'
Δ=11°15'00" R=12.50'
L=2.45'

N90°00'00"W
52.04'

N78°45'00"W
12.92'
A=11°15'00"
R=12.50'
L=2.45'
N90°00'00"W
20.27'

POINT "B"
P.O.B. C/L STRIP 4

(N00°17'05"E 89.42')

R.S.B. 150 / 29

P.O.C. C/L STRIP 3

N'LY LINE
LLA 1035

T.P.O.B.
C/L
STRIP 3

5.54'
52.04'
N90°00'00"W

Δ=29°44'01"
R=12.50'
L=6.49'

N29°44'01"E
RAD.

W'LY ROW LINE
PER INST. NO.
2017-05219907 O.R.

(N00°17'05"E 89.42')

SCALE: 1"=10'

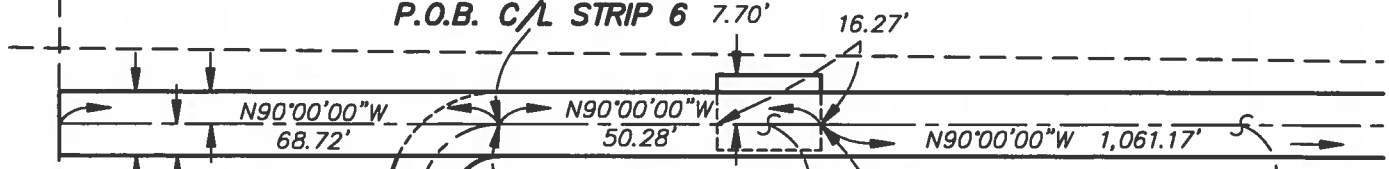
LOT LINE ADJUSTMENT
NO. 1035
INST. NO. 2016-0407011 O.R.



SCALE: 1"=30'

(XXX) INDICATES RECORD DATA PER
INST. NO. 2017-0521907 O.R.

POINT "D"
P.O.B. C/L STRIP 6



C/L STRIP 3
12,041 SQ. FT.

C/L STRIP 5
44 SQ. FT.

POINT "C"
P.O.B. C/L STRIP 5

$\Delta=90^{\circ}00'00''$
 $R=12.50'$
 $L=19.63'$

R.S.B. 150 / 29

C/L STRIP 6
5,567 SQ. FT.

LOT LINE ADJUSTMENT
NO. 1035
INST. NO. 2016-0407011 O.R.

C/L STRIP 7
288 SQ. FT.

$\Delta=90^{\circ}00'00''$
 $R=12.50'$
 $L=19.63'$

POINT "E"
P.O.B. C/L STRIP 7



WLY LINE LLA 1035



SCALE: 1"=30'

ACCEPTANCE CERTIFICATE

This is to certify that the interest in real property conveyed by the easement deed dated **May 23, 2018**, from **Moreno Indian, LLC**, a **Delaware limited liability company** to the City of Moreno Valley, a municipal corporation, in the form attached hereto, is hereby accepted, subject to completion of public utility improvements, and the improvements being accepted into and becoming a part of the City maintained public utility system, by the undersigned City Engineer on behalf of the City of Moreno Valley, pursuant to authority conferred by Resolution No. 94-5 of the City Council of Moreno Valley, adopted on January 25, 1994, and the grantee consented to recordation thereof.

Date: 6/5/18

By: *Michael L. Wolfe*
Michael L. Wolfe, R.C.E. #65623
Public Works Director/City Engineer
City of Moreno Valley