

2015-0382847

08/27/2015 12:50 PM 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)

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FOR RECORDER'S OFFICE USE ONLY

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Project: Tyler-Retail  
A.P.N.: 138-110-035 (Par. B OF LL P13-1026)  
Address: 3502 Tyler Street

D- 17223

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LM Blvd Partners, LLC, a California limited liability company, as to an undivided sixty and 93/100 percent (60.93%) interest, and TYLER GATEWAY, LLC, a Delaware limited liability company, as to an undivided thirty nine and 7/100 percent (39.07%) interest 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

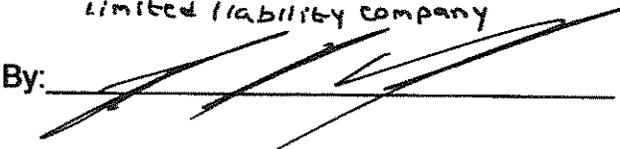
ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES. Restoration by Grantee; Removal of Facilities. If the surface of Grantor's Property or any portion thereof, or any landscaping, curbing, pavement or other improvements thereon, be disturbed by installation, operation, maintenance, replacement or removal activities or other activities performed by or on behalf of Grantee in connection with the use of the Easement, said surface and improvements shall be promptly restored by Grantee to their condition just prior to such disturbance. Immediately following the performance of work by or on behalf of Grantee, Grantee shall remove from the Easement Area and surrounding land all equipment, materials and debris resulting from or used in connection with such work.

Grantee will provide Grantor with 72 hour notice prior to commencing the improvements within the easement area.

Dated August 12, 2015

**LM Blvd Partners, LLC, a California limited liability company**  
By: LM Blvd Developers, LLC, a California limited liability company

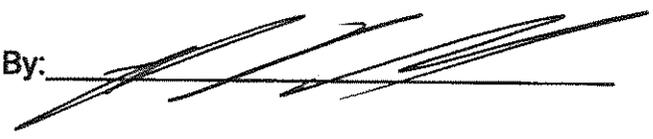
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By:   
Print Name: Jill R Rosenberg  
Title: Secretary

Dated \_\_\_\_\_

**TYLER GATEWAY, LLC, a Delaware limited liability company**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By:   
Print Name: Jill R. Rosenberg  
Title: Secretary

**ACKNOWLEDGMENT**

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 } ss

On August 12, 2015, before me, Yarida Loya \_\_\_\_\_,

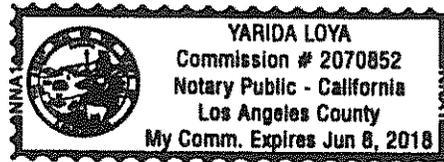
notary public, personally appeared, Jill R. Rosenberg \_\_\_\_\_

\_\_\_\_\_ 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]  
Notary Signature



**ACKNOWLEDGMENT**

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 } ss

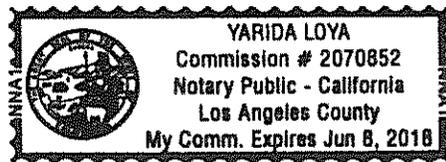
On August 12, 2015, before me, Yarida Loya,  
notary public, personally appeared, Jill R. Rosenberg

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]  
Notary Signature



**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 August 26, 2015

**CITY OF RIVERSIDE**

By: \_\_\_\_\_

~~David Welch~~  
~~Real Property Services Manager~~  
John Russo  
City Manager

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY \_\_\_\_\_  
Deputy City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Tyler-Retail  
A.P.N.: 138-110-035  
Address: 3502 Tyler Street

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

That portion of Parcel "B" of Certificate of Compliance for Lot Line Adjustment No. LL-P13-1026, recorded June 24, 2014 as Document No. 2014-0231591 of Official Records of Riverside County, California, lying within the following described parcel of land:

**COMMENCING** at the centerline intersection of Tyler Street and Magnolia Avenue as shown on Parcel Map 15839, as shown by map on file in Book 80, Pages 3 and 4 of Parcel Maps, Records of said Riverside County;

THENCE South 34°00'00" East along the centerline of said Tyler Street, a distance of 1870.03 feet;

THENCE South 56°00'00" West, a distance of 65.00 feet to the most Northerly corner of Parcel 3 of those certain parcels of land granted to the City of Riverside by Grant Deed recorded May 17, 1991, as Instrument No. 166424, of Official Records of said Riverside County and the southwesterly line of said Tyler Street and to the **POINT OF BEGINNING**;

THENCE North 34°00'00" West, along said southwesterly line a distance of 26.00 feet;

THENCE South 56°00'00" West, a distance of 14.00 feet;

THENCE South 34°00'00" East, a distance of 16.00 feet;

THENCE South 56°00'00" West, a distance of 148.00 feet;

THENCE North 34°00'00" West, a distance of 6.00 feet;

THENCE South 56°00'00" West, a distance of 53.00 feet;

THENCE South 34°00'00" East, a distance of 238.50 feet;

THENCE South 32°32'51" East, a distance of 75.00 feet;

THENCE South 34°00'00" East, a distance of 15.00 feet;

THENCE North 56°00'00" East, a distance of 18.00 feet;

THENCE North 34°00'00" West, a distance of 15.00 feet;

THENCE North 38°39'02" West, a distance of 75.22 feet;

THENCE North 34°00'00" West, a distance of 222.50 feet;

THENCE North 56°00'00" East, a distance of 191.00 feet;

THENCE South 34°00'00" East, a distance of 17.00 feet;

THENCE North 56°00'00" East, a distance of 12.50 feet to a point on the southwesterly line of said Parcel 3 of those certain parcels of land granted to the City of Riverside;

THENCE North 34°00'00" West, along said southwesterly line, a distance of 17.00 feet to the most westerly corner thereof;

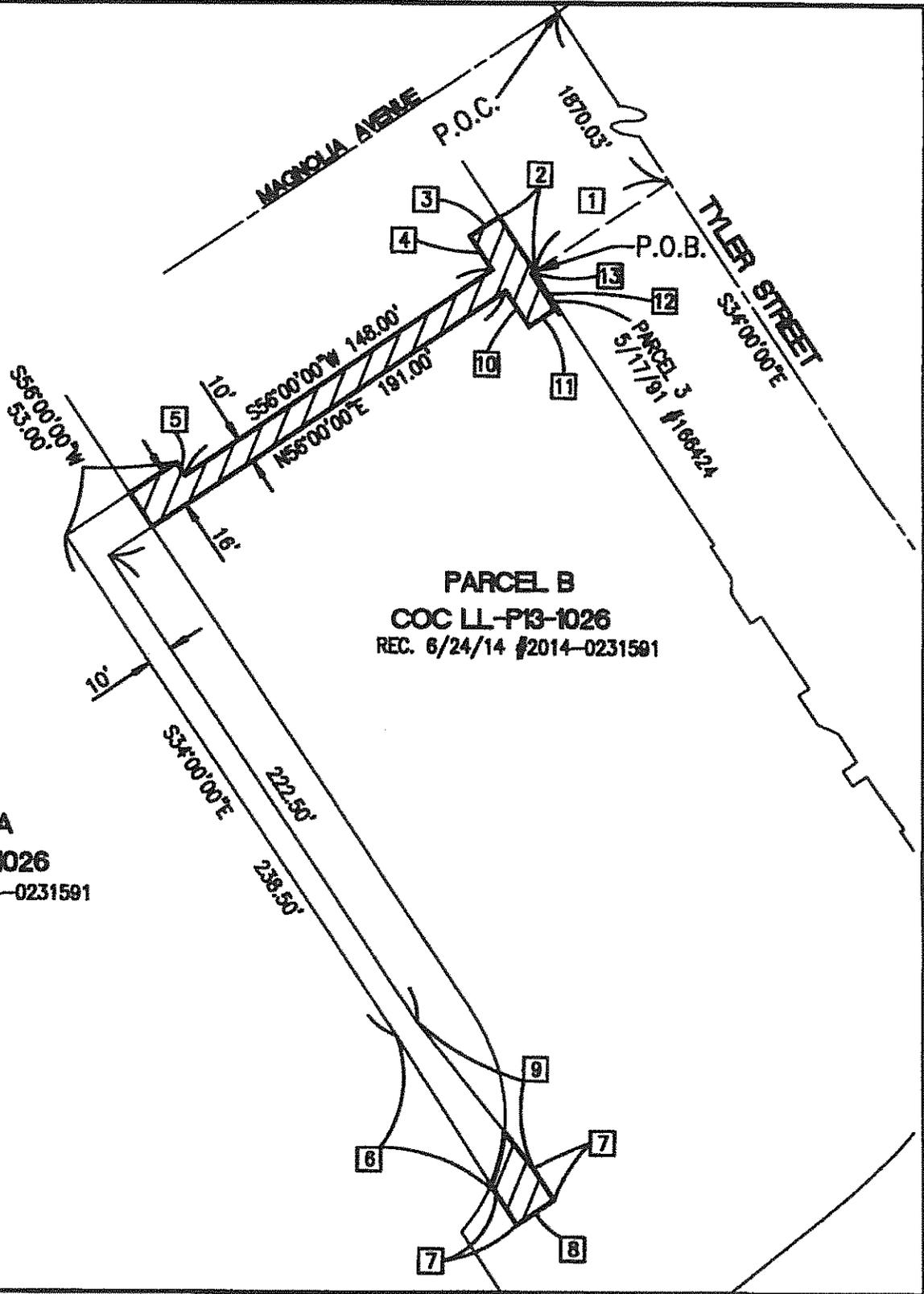
THENCE North 56°00'00" East, along the northwest line of said Parcel 3, a distance of 1.50 feet to the **POINT OF BEGINNING**.

Area=2412.0 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 8/12/15 Prep.   
Curtis C. Stephens, L.S. 7519 Date





**PARCEL A**  
**COC LL-P13-1026**  
 REC. 6/24/14 #2014-0231591

**PARCEL B**  
**COC LL-P13-1026**  
 REC. 6/24/14 #2014-0231591

SECTION	LENGTH	BEARING
1	65.00'	S56°00'00"W
2	26.00'	N34°00'00"W
3	14.00'	S56°00'00"W
4	16.00'	S34°00'00"E
5	6.00'	N34°00'00"W
6	75.00'	S32°32'51"E
7	15.00'	S34°00'00"E
8	18.00'	N58°00'00"E
9	75.22'	N38°39'02"W
10	17.00'	S34°00'00"E
11	12.50'	N58°00'00"E
12	17.00'	N34°00'00"W
13	1.50'	N56°00'00"E

**• 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"=60'

DRAWN BY: CURT

DATE: 8/12/15

SUBJECT: TYLER-RETAIL (PARCEL B COC P13-1026)