

When recorded mail to:

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

2016-0501386

11/09/2016 01:56 PM Fee: \$ 0.00

Page 1 of 9

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



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:	380		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
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SIZE	NCOR	SMF	NCHG	T:	NATGCC					

Project: P16-0657
APN's: 230-090-002, -003, -004 & -005
Address: 3490-3530 Madison Street

D- 17351



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HFC/PRP Madison, 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 BLANKET 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 **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.**

Said **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall only be constructed in areas outside of existing building footprints, or approved building footprints shown on a plot plan and any subsequent alterations or modifications thereto as approved by the Grantee. Grantor, their successors and assigns agree that all costs associated with the modification or alteration of any constructed **BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES** shall be borne by Grantor.

Dated 9/29/16

HFC/PRP Madison, LLC, a Delaware Limited Liability Company

By: _____

By: Brett DelVelle

Print Name: _____

Print Name: Brett DelVelle

Title: _____

Title: Manager

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 Orange } ss

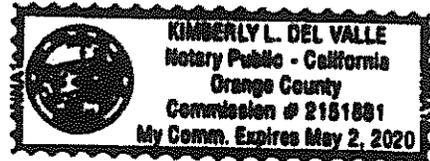
On 9/29/2014, before me, Kimberly L. Del Valle,
notary public, personally appeared, Brett Del Valle

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/hor/their authorized capacity(ies), and that by his/hor/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.

Kimberly L. Del Valle
Notary Signature

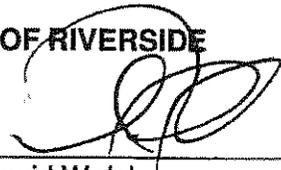


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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.

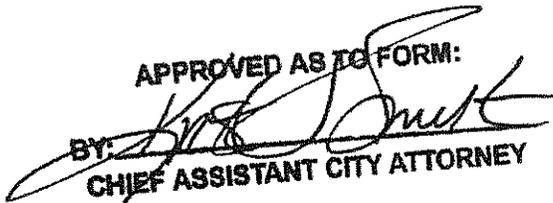
DATED November 8, 2016

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 

CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT: P16-0657

APN'S: 230-090-002, 230-090-003, 230-090-004, & 230-090-005

PARCEL 1

THAT PORTION OF PARCELS 1, 2 AND 3, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP FILED IN BOOK 41, PAGE 68, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE (44.00' HALF WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 34°00'00" EAST 92.46 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 56°00'00" WEST 223.50 FEET LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 194.81 FEET;

THENCE SOUTH 56°00'00" WEST 15.74 FEET;

THENCE SOUTH 34°00'00" EAST 60.05 FEET;

THENCE NORTH 56°00'00" EAST 66.79 FEET;

THENCE SOUTH 34°00'00" EAST 49.73 FEET;

THENCE NORTH 56°00'00" EAST 160.45 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 10.12 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE MOST EASTERLY CORNER OF PARCEL 3 OF SAID RECORD OF SURVEY;

THENCE SOUTH 56°00'00" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 3 125.00 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 34°00'00" EAST 182.08 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 50°41'42" WEST 522.68 FEET ALONG THE SOUTHEASTERLY LINES OF SAID PARCELS 3, 2 AND 1 RESPECTIVELY TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, SAID CORNER BEING A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY;

THENCE NORTH 33°57'22" WEST 637.49 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1 TO THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE NORTH 55°59'32" EAST 656.94 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 308,233 SQUARE FEET OR 7.08 ACRES

PARCEL 2

THAT PORTION OF PARCELS 1 AND 2, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP FILED IN BOOK 41, PAGE 68, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE (44.00' HALF WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 34°00'00" EAST 92.46 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

THENCE SOUTH 56°00'00" WEST 223.50 FEET LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 194.81 FEET;

THENCE NORTH 56°00'00" EAST 51.04 FEET;

THENCE NORTH 34°00'00" WEST 41.81 FEET;

THENCE NORTH 56°00'00" EAST 170.20 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 29°25'34" WEST 28.38 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE NORTH 34°00'00" WEST 124.71 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 36,298 SQUARE FEET OR 0.83 ACRES

PARCEL 3

THAT PORTION OF PARCELS 2 AND 3, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP FILED IN BOOK 41, PAGE 68, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE (44.00' HALF WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 34°00'00" EAST 92.46 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 56°00'00" WEST 223.50 FEET LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 194.81 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 56°00'00" EAST 51.04 FEET;

THENCE NORTH 34°00'00" WEST 41.81 FEET;

THENCE NORTH 56°00'00" EAST 170.20 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 29°25'34" EAST 122.10 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE SOUTH 34°00'00" EAST 29.88 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 56°00'00" WEST 160.45 FEET;

THENCE NORTH 34°00'00" WEST 49.73 FEET;

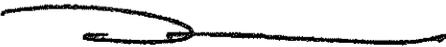
THENCE SOUTH 56°00'00" WEST 66.79 FEET;

THENCE NORTH 34°00'00" WEST 60.05 FEET;

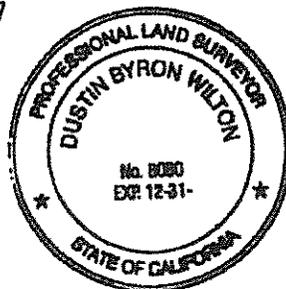
THENCE NORTH 56°00'00" EAST 15.74 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 28,926 SQUARE FEET OR 0.66 ACRES

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.


DUSTIN BYRON WILTON, P.L.S. 8080
REGISTRATION EXPIRES 12/31/17

9-16-16
DATE



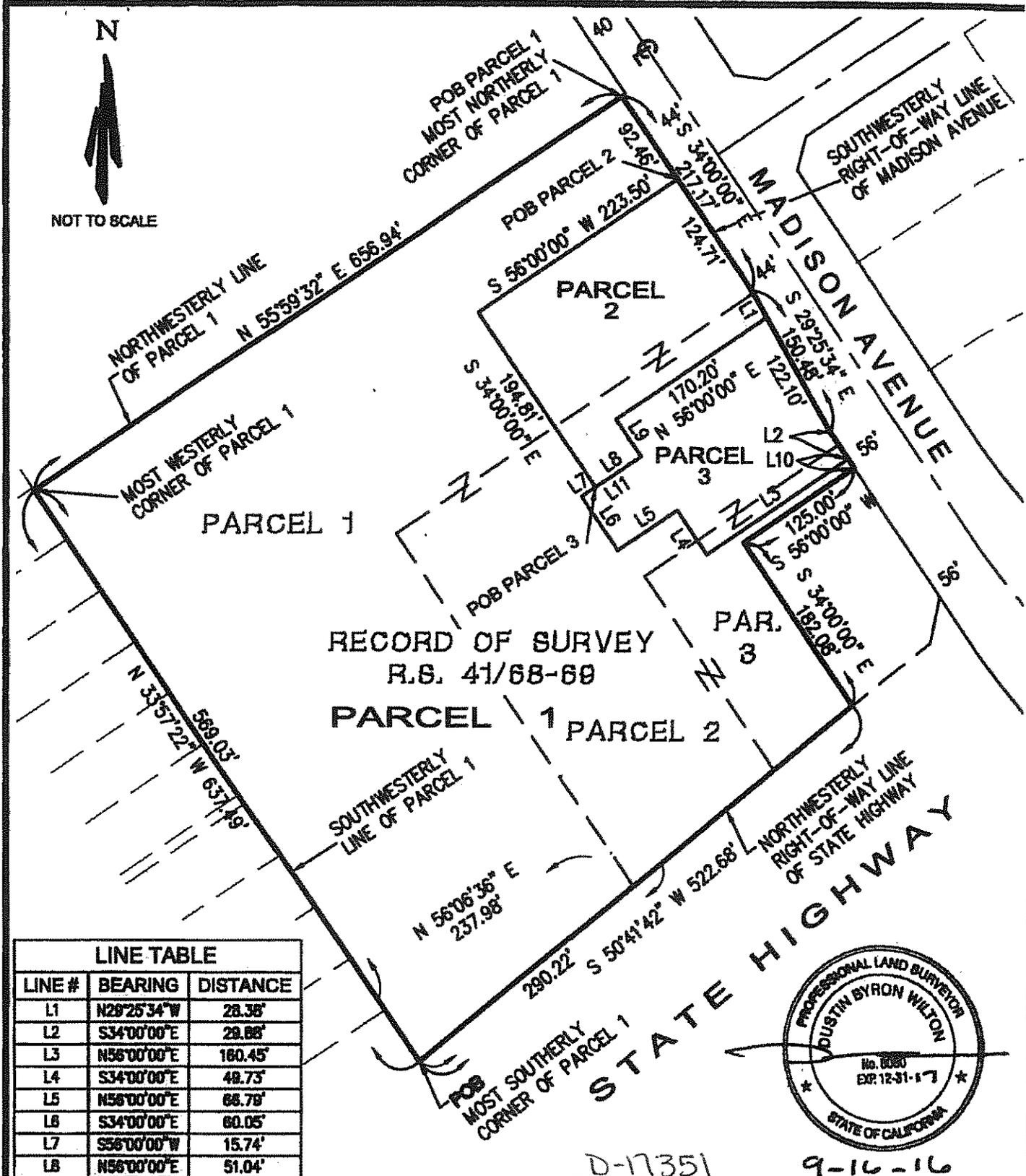
DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7619
CITY SURVEYOR
9/13/16
DATE

N



NOT TO SCALE



RECORD OF SURVEY
R.S. 41/68-69

PARCEL 1 PARCEL 2

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N28°25'34"W	28.38'
L2	S34°00'00"E	28.88'
L3	N56°00'00"E	180.45'
L4	S34°00'00"E	48.73'
L5	N56°00'00"E	88.78'
L8	S34°00'00"E	80.05'
L7	S56°00'00"W	15.74'
L8	N56°00'00"E	51.04'
L9	N34°00'00"W	41.81'
L10	S34°00'00"E	10.12'
L11	N56°00'00"E	88.78'



D-17351

9-16-16

1 OF 1

LOT LINE ADJUSTMENT



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D-17351



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

BRETT DEL VALLE

Date:

11-9-16

Signature:

Sheryl Smay

Print Name:

SHERYL SMAY