

When recorded mail to:

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

DOC # 2001-017064

01/16/2001 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		11						
								/	LB
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

D - 14639

EASEMENT

**C
LB**

This document is being re-recorded to correct the exhibits attached to document recorded December 15, 2000, as Instrument No. 2000-499901 of Official Records of Riverside County, California.

14639

When recorded mail to:

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

DOC # 2000-499901
12/15/2000 08:00A Fee:NC
Page 1 of 9
Recorded in Official Records
County of Riverside
Gary L. Orso
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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		9						
								✓	LC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: LL-034-990
A.P.N. 250-180-004 & 250-190-041

D -

C
LC

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BRYAN H. RICHTER, Successor Trustee of the RICHTER FAMILY TRUSTS**, as to undivided 82.5% interest, and **BRYAN H. RICHTER, as Successor Trustee of the MARY WOODILL TRUST** for the benefit of **BARBARA RICHTER**, as to an undivided 17.5% interest, as Grantors, grant to the **CITY OF RIVERSIDE**, a municipal corporation of the State of California, 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 **pedestrian sidewalk facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain real property as 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,

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reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said *pedestrian sidewalk facilities*.

Dated November 17, 2000

BRYAN H. RICHTER, Successor Trustee of the RICHTER FAMILY TRUSTS

Bryan H. Richter TTEE
BRYAN H. RICHTER, Successor Trustee

Dated November 17, 2000

BRYAN H. RICHTER, as Successor Trustee of the MARY WOODILL TRUST for the benefit of BARBARA RICHTER

Bryan H. Richter TTEE
BRYAN H. RICHTER, Successor Trustee

GRANDMARC RIVERSIDE L.P., a Delaware limited partnership, as lessee of a ground lease, that is affected by the easement rights being granted hereinabove, does hereby consent to the granting of this Easement.

Dated November 19, 2000

GRANDMARC RIVERSIDE L.P., a Delaware limited partnership

By: **GrandMarc G.P. II, Inc., a Texas corporation, its general partner**

By Jason P. Kunnich

Title Vice President

By Bob Pope

Title President

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GENERAL ACKNOWLEDGEMENT

State of ~~California~~ ^{MT} Idaho

County of Ada } ss

On Nov. 17, 2009 before me Rowena Burnum
(date) (name)

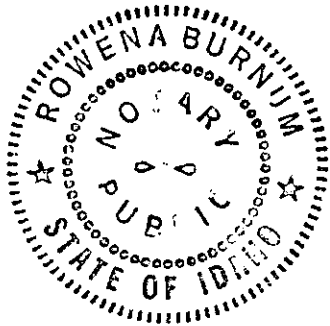
a Notary Public in and for said State, personally appeared

Bryan H. Richter, Successor Trustee
Name(s) of Signer(s)

personally known to me - OR - 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.

Residing at Boise, ID
Comm. expires: 6-10-2006
WITNESS my hand and official seal.

Rowena Burnum
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- Trustee(s)
- () Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

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12/15/2000 08:00A
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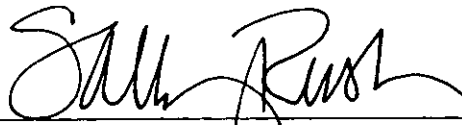


THE STATE OF TEXAS §

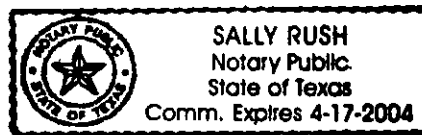
COUNTY OF DALLAS §

I HEREBY CERTIFY that before me, a Notary Public in and for said County and State, on this 19th day of November, 2000, personally appeared Jason P. Runnels, to me known to be the identical person who executed the within and foregoing instrument as Vice President of GrandMarc G. P. II, Inc. Managing General Partner of GrandMarc Riverside, L.P. and upon being duly sworn, he acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

WITNESS MY HAND AND OFFICIAL SEAL AT Dallas, Texas, this 19th day of November 2000.

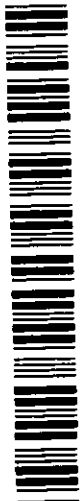


Notary Public



My commission expires 04-17-2004.

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THE STATE OF TEXAS §

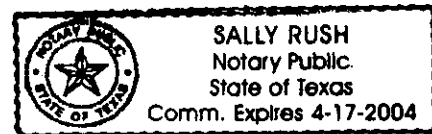
COUNTY OF DALLAS §

I HEREBY CERTIFY that before me, a Notary Public in and for said County and State, on this 19th day of November, 2000, personally appeared J. Blake Pogue, to me known to be the identical person who executed the within and foregoing instrument as President of GrandMarc G. P. II, Inc. Managing General Partner of GrandMarc Riverside, L.P. and upon being duly sworn, he acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

WITNESS MY HAND AND OFFICIAL SEAL AT Dallas, Texas, this 19th day of November 2000.



Notary Public



My commission expires 04-17-2004.

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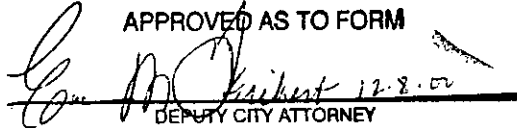
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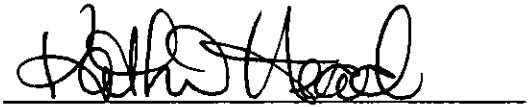
**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/14/00

CITY OF RIVERSIDE

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY


Real Property Services Manager
of the City of Riverside

IOWA SIDEWALK ESMT.DOC

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EXHIBIT "A"

PARCEL 1

That portion of Lot 53 of East Riverside Land Co. Subdivision in Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the centerline intersection of Linden Street and Iowa Avenue of Tract No. 21907, as shown by map on file in Book 171 of Maps at pages 19 through 21 inclusive thereof, Records of Riverside County, California;

Thence South 00°12'20" West along the centerline of said Iowa Avenue, a distance of 187.76 feet to a point thereon;

Thence North 89°47'40" West at a right angle to said centerline of Iowa Avenue, a distance of 55.00 feet for the **TRUE POINT OF BEGINNING**, said point being on the westerly line of that certain Grant of Easement for public road and highway purposes as conveyed to the City of Riverside by deed recorded November 24, 1999 as Instrument No. 518325, Official Records of Riverside County, California;

Thence South 00°12'20" West along said westerly line, a distance of 225.63 feet to a point thereon;

Thence North 89°47'40" West, a distance of 26.50 feet;

Thence North 00°12'20" East, a distance of 19.29 feet to the beginning of a tangent curve, concave to the east, having a radius of 68.00 feet;

Thence northerly along said curve, to the right, through a central angle of 17°14'51", an arc distance of 20.47 feet to the beginning of a reverse curve, concave to the west, having a radius of 162.00 feet, the radial line from said point bears South 72°32'51" East;

Thence northerly along said curve, to the left, through a central angle of 26°38'58", an arc distance of 75.35 feet to the beginning of a reverse curve, concave to the east, having a radius of 178.00 feet, the radial line from said point bears South 80°48'11" West;

Thence northwesterly and northeasterly, along said curve, to the right, through a central angle of 27°08'16", an arc distance of 84.31 feet to the beginning of a reverse curve, concave to the west, having a radius of 63.00 feet, the radial line from said point bears South 72°03'33" East;

Thence northerly along said curve, to the left, through a central angle of 17°44'07", an arc distance of 19.50 feet;

Thence North 00°12'20" East tangent to said curve, a distance of 9.19 feet;

Thence South 89°44'24" East, a distance of 9.27 feet to the **TRUE POINT OF BEGINNING**.

Containing 4198 square feet, more or less.

81/16/2001 08:09A
400-19-1000
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PARCEL 2

That portion of Lot 60 of East Riverside Land Co. Subdivision in Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the centerline intersection of Linden Street and Iowa Avenue of Tract No. 21907, as shown by map on file in Book 171 of Maps at pages 19 through 21 inclusive thereof, Records of Riverside County, California;

Thence South 00°12'20" West along the centerline of said Iowa Avenue, a distance of 762.43 feet to a point thereon;

Thence North 89°47'40" West at a right angle to said centerline of Iowa Avenue, a distance of 55.00 feet for the **TRUE POINT OF BEGINNING**, said point being on the westerly line of that certain Grant of Easement for public road and highway purposes as conveyed to the City of Riverside by deed recorded November 24, 1999 as Instrument No. 518325, Official Records of Riverside County, California;

Thence South 00°12'20" West along said westerly line, a distance of 68.00 feet to a point thereon;

Thence North 89°47'40" West, a distance of 16.92 feet to the beginning of a non-tangent curve, concave to the east, having a radius of 85.50 feet, the radial line from said point bears North 66°46'28" East;

Thence northwesterly, northerly and northeasterly along said curve, to the right, through a central angle of 46°51'47", an arc distance of 69.93 feet;

Thence South 89°47'40" East, a distance of 16.92 feet to the **TRUE POINT OF BEGINNING**.

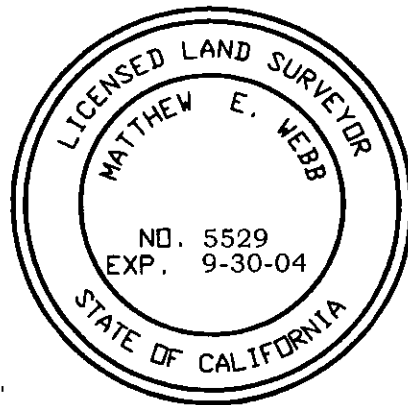
Containing 1473 square feet, more or less.

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PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

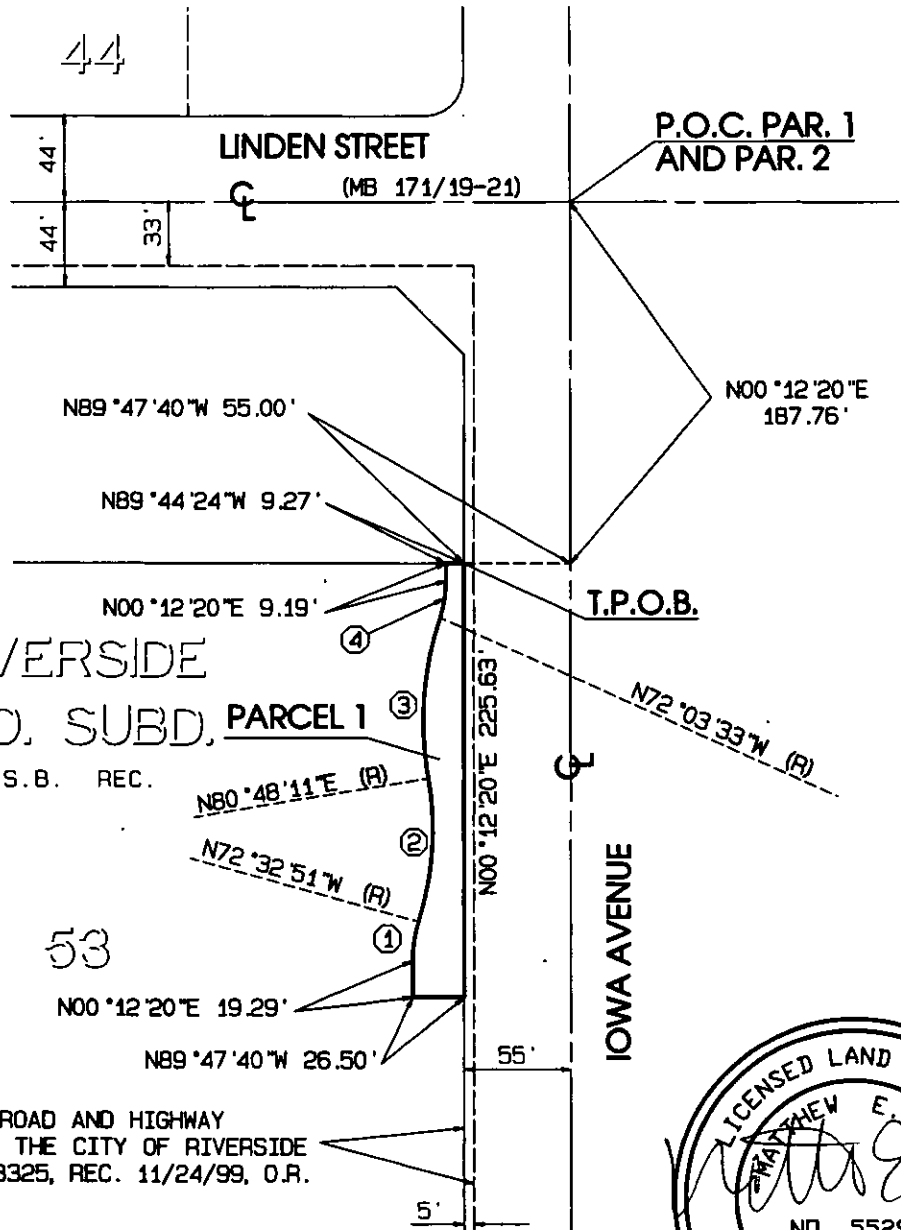
10/27/00
Date



Prepared by: ajg
Checked by: [Signature]

DESCRIPTION APPROVAL 11/16/00
[Signature] by [Signature]
SURVEYOR, CITY OF RIVERSIDE





EAST RIVERSIDE
LAND CO. SUBD. PARCEL 1
M.B. 6/44 S.B. REC.

EASEMENT FOR PUBLIC ROAD AND HIGHWAY
PURPOSES CONVEYED TO THE CITY OF RIVERSIDE
BY INSTRUMENT NO. 518325, REC. 11/24/99, O.R.
RIV. CO. REC.



SEE SHEET 2

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS
3788 MCCRAY ST.
RIVERSIDE CA. 92506
(909) 686-1070

DATA

- ① R=68.00' Δ= 17°14'51" T=10.31' L=20.47'
- ② R=162.00' Δ= 26°38'58" T=38.37' L=75.35'
- ③ R=178.00' Δ= 27°08'16" T=42.95' L=84.31'
- ④ R=63.00' Δ= 17°44'07" T=9.83' L=19.50'

CITY OF RIVERSIDE

41-2

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 2

W.O.
98-0201

SCALE: 1"= 100'

DRWN BY AW DATE 10-26-00
CHKD BY [Signature] DATE 10-26-00

SUBJECT: SIDEWALK EASEMENT

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EAST RIVERSIDE LAND CO. SUBD.

M.B. 6/44 S.B. REC.

EASEMENT FOR PUBLIC ROAD AND HIGHWAY
PURPOSES CONVEYED TO THE CITY OF RIVERSIDE
BY INSTRUMENT NO. 518325, REC. 11/24/99, O.R.
RIV. CO. REC.

60

N89°47'40"W 16.92'

N66°21'45"W (R)

PARCEL 2

R=85.50'
Δ= 46°51'47"
L=69.93'

N66°46'28"E (R)

N89°47'40"W 16.92'

LINDEN STREET

P.O.C. PAR. 1
AND PAR. 2

IOWA AVENUE

⊙

5'

55'

N00°12'20"E 762.43'

N89°47'40"W 55.00'

N00°12'20"E 68.00'



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY ST.
RIVERSIDE CA. 92506
(909) 686-1070

CITY OF RIVERSIDE

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ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

W.O.
98-0201

SCALE: 1" = 100'

DRWN BY AW DATE 10-26-00
CHKD BY AW DATE 10-26-00

SUBJECT: SIDEWALK EASEMENT

14639