

When recorded mail to:

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

**2016-0152528**

04/18/2016 04:11 PM Fee: \$ 0.00

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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)

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FOR RECORDER'S OFFICE USE ONLY

Project: P13-0583  
POR. APN: 263-030-073 & 075  
Address: 5940 Sycamore Canyon Boulevard

**D - 17302**

**GRANT OF EASEMENT**

Sunrise Riverside, LLC, a Delaware limited liability company, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant 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 public street and highway purposes, together with all rights to construct and maintain the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, and other improvements consistent with the use as a public street and highway, 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.

Dated March 1, 2016

Sunrise Riverside, LLC,  
a Delaware limited liability company

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

By: [Signature]

Print Name: \_\_\_\_\_

Print Name: James M. Hinton

Title: \_\_\_\_\_

Title: President of Durango 240 Vegas LLC  
as the Sole Member

**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~~ Texas

County of Harris } ss

On 3-1-2016, before me, Greta Nimitz,

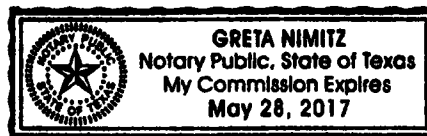
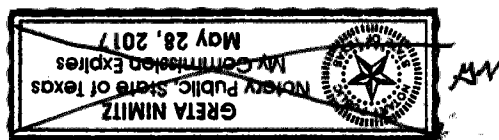
notary public, personally appeared, James M. Hinton

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 April 14, 2016

**CITY OF RIVERSIDE**



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

David Welch  
Real Property Services Manager

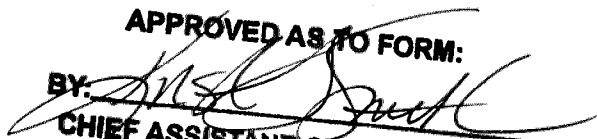
**APPROVED AS TO FORM:**  
BY:   
**CHIEF ASSISTANT CITY ATTORNEY**

EXHIBIT 'A'

RIGHT-OF-WAY DEDICATION  
SYCAMORE CANYON BOULEVARD


A PORTION OF PARCEL B OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON DOCUMENT RECORDED MARCH 3, 2015 AS INSTRUMENT NO. 2015-0082670, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL B, SAID CORNER BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SYCAMORE CANYON BOULEVARD AS GRANTED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED APRIL 15, 1994 AS INSTRUMENT NO. 158187 AND RE-RECORDED JUNE 10, 1994 AS INSTRUMENT NO. 238690, OFFICIAL RECORDS OF SAID COUNTY, SAID RIGHT-OF-WAY LINE BEING 52.00 FEET NORTHEASTERLY OF THAT CERTAIN CENTERLINE OF SYCAMORE CANYON BOULEVARD, SHOWN AS BOX SPRINGS BOULEVARD ON PARCEL MAP 20166 FILED IN BOOK 131 OF PARCEL MAPS, PAGES 11 AND 12, RECORDS OF SAID COUNTY; THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 12°50'31" EAST 341.43 FEET TO AN ANGLE POINT ON THE WESTERLY BOUNDARY LINE OF SAID PARCEL B; THENCE, ALONG SAID BOUNDARY, NORTH 77°09'30" EAST 3.00 FEET TO A LINE PARALLEL WITH AND 55.00 FEET NORTHEASTERLY OF SAID CENTERLINE; THENCE, ALONG SAID PARALLEL LINE, NORTH 12°50'31" WEST 341.43 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID PARCEL B; THENCE, ALONG SAID NORTHERLY BOUNDARY, SOUTH 77°09'27" WEST 3.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.02 ACRES (1,024 SQ. FT.) MORE OR LESS.

REFER TO EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY:

  
MICHAEL A. MEDOFER  
L.S. 7385 EXP. 12/31/2017 12/11/15



DESCRIPTION APPROVAL:

BY:  2/17/16  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

EXHIBIT 'B'  
RIGHT-OF-WAY DEDICATION

PREPARED UNDER THE  
DIRECTION OF:

*Michael A. Medofer*  
MICHAEL A. MEDOFER  
L.S. 7385 EXP. 12/31/17 12/11/15

