

When recorded mail to:

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

2018-0239409

06/13/2018 12:07 PM Fee: \$ 0.00

Page 1 of 13

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)

FOR RECORDER'S OFFICE USE ONLY

300

Project: P17-0904

APN's: 253-240-028, 253-240-020 and 253-260-020

D- 17478

Address: 601 Central Avenue

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Quail Run Owner 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.**

QUAIL RUN OWNER, LLC
a Delaware limited liability company

By: **AREG VD IE Portfolio LLC,**
a Delaware limited liability company,
its Sole Member

By: **VHV Investment Properties I, LLC**
A California limited liability company
Its: Operating Member


By: Jeffrey M. Hack
President/CEO


By: Michael C. Van Daele
Chief Operating Officer

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 Riverside } ss

On May 21, 2018, before me, Tracy L. Collins

notary public, personally appeared, Michael C. Van Daele

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.

Tracy L. Collins
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 Riverside } ss

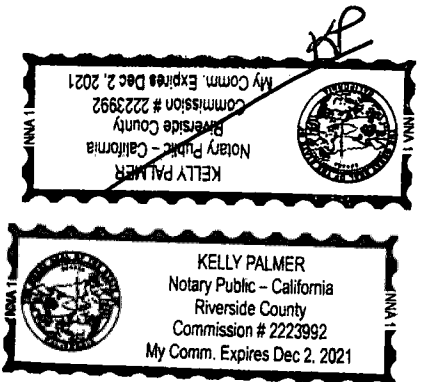
On May 24, 2018, before me, Kelly Palmer
notary public, personally appeared, Jeffrey M. Hack

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.

Kelly Palmer
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: 6-12-2018

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services
Manager

Approved as to Form:

By: 

**Lauren M. Sanchez
Deputy City Attorney**

**LEGAL DESCRIPTION
BLANKET ELECTRICAL ENERGY DISTRIBUTION AND
TELECOMMUNICATION FACILITIES EASEMENT**

In the City of Riverside, County of Riverside, State of California

PARCEL A:

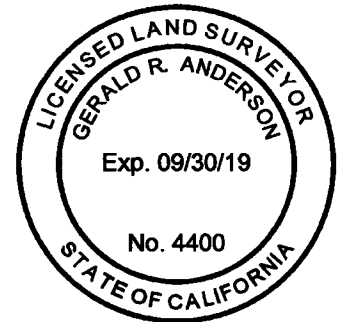
THAT CERTAIN PARCEL DESCRIBED BY PARCEL MAP WAIVER - CERTIFICATE OF COMPLIANCE RECORDED JUNE 2, 1990 AS INSTRUMENT NO. 232042, OFFICIAL RECORDS, TOGETHER WITH PARCEL 4 OF PARCEL MAP 22871, AS SHOWN BY MAP IN FILE IN PARCEL MAP BOOK 156, PAGES 50 THROUGH 54, TOGETHER WITH THAT PORTION OF QUAIL RUN ROAD VACATED BY RESOLUTION NO. 18737, RECORDED JULY 21, 1995 AS INSTRUMENT NO. 235834, OFFICIAL RECORDS, INCLUSIVE, ALL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 4 AND THE NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE, SAID COURSE BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1945.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 5°21'25" WEST; THENCE WESTERLY 154.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°32'47"; THENCE ALONG THE EASTERLY LINE OF INSTRUMENT NO. 127550, RECORDED 09/22/1972, AND NON-TANGENT FROM SAID CURVE, NORTH 0°04'08" EAST 245.25 FEET; THENCE ALONG THE NORTHERLY AND NORTHWESTERLY LINE OF INSTRUMENT NO. 62850, RECORDED 5/22/1964, OFFICIAL RECORDS, THE FOLLOWING TWO COURSES, NORTH 77°57'34" WEST 222.90 FEET; THENCE SOUTH 49°38'05" WEST 305.10 FEET TO THE SOUTHERLY LINE OF PARCEL 3 OF SAID PARCEL MAP AND THE NORTHERLY RIGHT-OF-WAY OF SAID CENTRAL AVENUE AND TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2055.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 10°59'26" EAST; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID PARCEL 3, 198.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°32'24"; THENCE NON-TANGENT FROM SAID CURVE AND NORTHWESTERLY, NORTHERLY, NORTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 3, THE FOLLOWING 5 COURSES, NORTH 51°10'04" WEST 469.59 FEET; THENCE NORTH 0°04'39" EAST 185.43 FEET; THENCE NORTH 46°32'02" WEST 216.82 FEET; THENCE NORTH 0°04'39" EAST 175.85 FEET; THENCE NORTH 48°07'18" EAST 421.23 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 3, THE FOLLOWING TWO COURSES, NORTH 63°55'16" EAST 370.02 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 3 AND A PORTION OF PARCEL 2 AS DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE, INSTRUMENT NO. 232042, SOUTH 75°00'00" EAST 515.00 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PORTION, NORTH 82°46'08" EAST 91.93 FEET; THENCE NORTH 51°09'34" EAST 30.00 FEET; THENCE SOUTH 38°50'26" EAST 44.00 FEET; THENCE NORTH 51°09'34" EAST 45.20 FEET TO THE EASTERLY LINE OF SAID PARCEL 2; THENCE SOUTH 0°04'10" WEST 580.83 FEET, ALONG THE EASTERLY LINE OF SAID PORTION OF PARCEL 2; THENCE SOUTH 59°26'16" EAST 96.40 FEET TO THE CENTERLINE OF QUAIL RUN ROAD, VACATED, AS SHOWN ON SAID RESOLUTION NO. 18737, TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 59°26'18" WEST; THENCE SOUTHERLY 158.80 FEET ALONG SAID CURVE, AND ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 45°29'32"; THENCE TANGENT FROM SAID CURVE, SOUTH 14°55'50" EAST 75.60 FEET TO A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY 172.35 FEET ALONG SAID CURVE THROUGH A CENTRAL

ANGLE OF 24°41'16" TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 51.00 FEET A RADIAL LINE TO SAID POINT BEARS NORTH 7°40'32" WEST; THENCE SOUTHWESTERLY 59.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°15'18"; THENCE ALONG THE WESTERLY RIGHT OF WAY OF QUAIL RUN ROAD AND THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID PARCEL MAP WAIVER- CERTIFICATE OF COMPLIANCE, THE FOLLOWING FOUR COURSES, TANGENT FROM SAID CURVE SOUTH 15°04'10" WEST 46.99 FEET TO A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 233.00 FEET; THENCE SOUTHERLY 61.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'00"; THENCE TANGENT FROM SAID CURVE SOUTH 0°04'10" WEST 90.15 FEET; THENCE SOUTH 46°32'51" WEST 33.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 30.90 ACRES GROSS, MORE OR LESS.

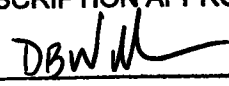
SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.




GERALD R. ANDERSON, L.S. 4400 5/09/2018
DATE:
LICENSE EXPIRES: SEPTEMBER 30, 2019

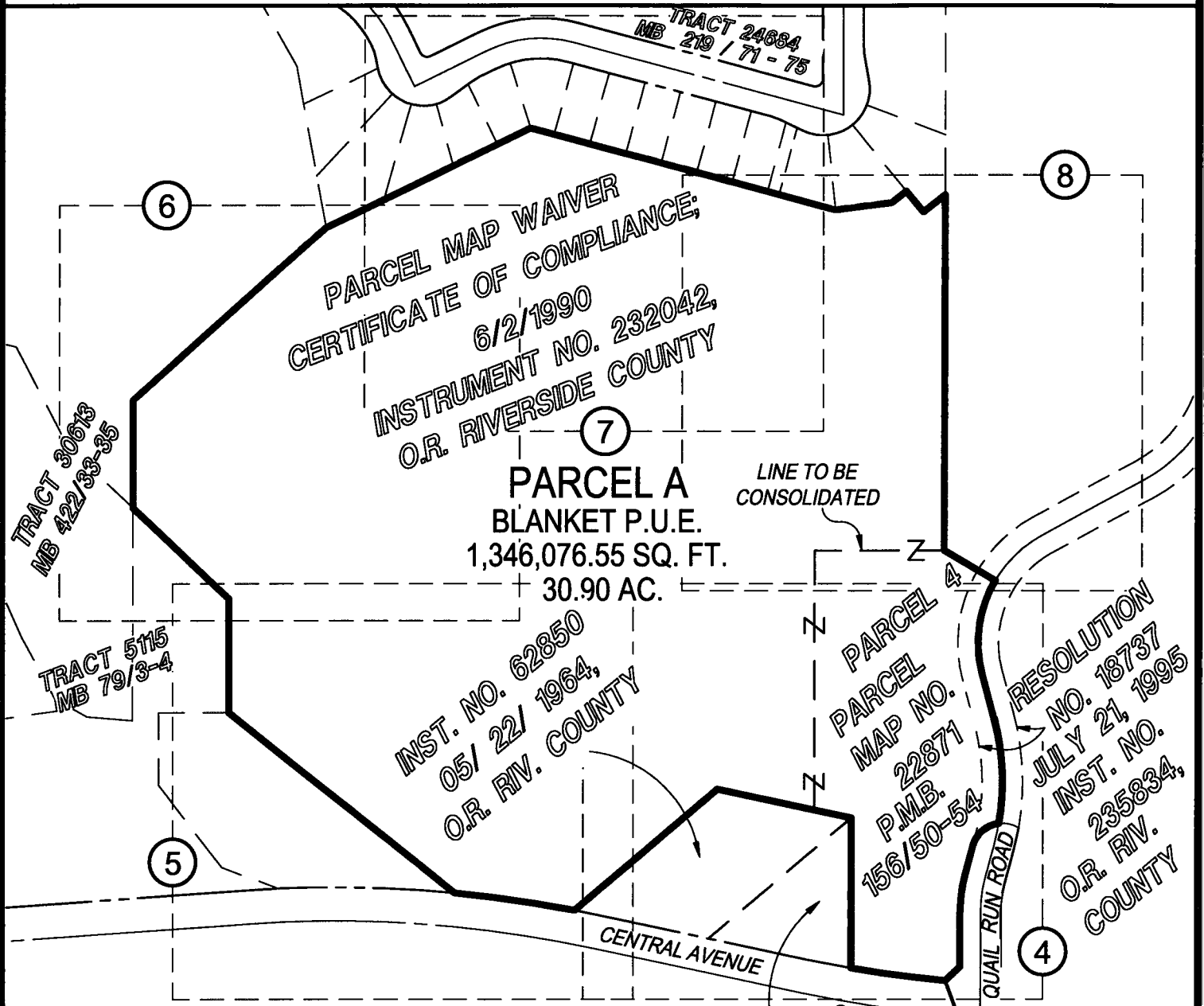
[MALLA- 056]

DESCRIPTION APPROVAL:



BY:  5/14/2018
DATE

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

EXHIBIT MAP
BLANKET ELECTRICAL ENERGY DISTRIBUTION AND
TELECOMMUNICATION FACILITIES EASEMENT



LEGEND:

-  NEW PARCEL BOUNDARY
-  INDICATES SHEET NUMBER

1" = 250'

SCALE: 1" = 250'
 ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020
 SECTION 32, TOWNSHIP 2S., RANGE 4W.
 EXHIBIT PREPARED BY: G. R. ANDERSON
 DATE EXHIBIT PREPARED: 09/31/2017

PREPARED UNDER THE DIRECTION OF:

Gerald R. Anderson 5/09/2018
 GERALD R. ANDERSON
 LS 4400
 REG. EXPIRES 09/30/2019

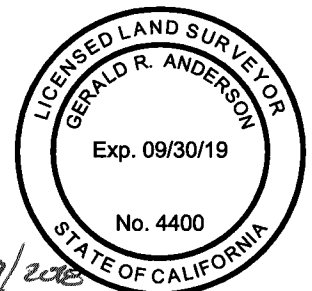


EXHIBIT MAP

BLANKET ELECTRICAL ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT

LINE TABLE		
LINE #	LENGTH	BEARING
L1	75.60'	S14° 55' 50"E
L2	46.99'	S15° 04' 10"W
L3	90.15'	S0° 04' 10"W
L4	33.26'	S46° 32' 51"W

SEE SHEET 8

PARCEL A
BLANKET P.U.E.
1,346,076.55 SQ. FT.
30.90 AC.

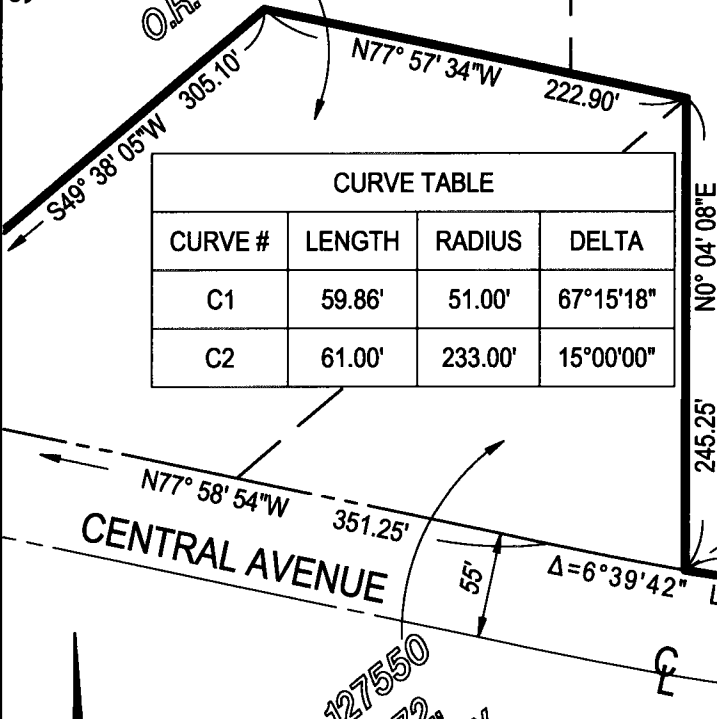
PARCEL 4
PARCEL MAP 22871
P.M.B. 156/50-54

RESOLUTION
NO. 18737
JULY 21, 1995
INST. NO.
235834,
O.R. RIV.
COUNTY

SEE SHEET 5

INST. NO. 62850
05/ 22/ 1964,
O.R. RIV. COUNTY

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	59.86'	51.00'	67°15'18"
C2	61.00'	233.00'	15°00'00"



INST. NO. 127550
09/ 22/ 1972,
O.R. RIV. COUNTY



LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

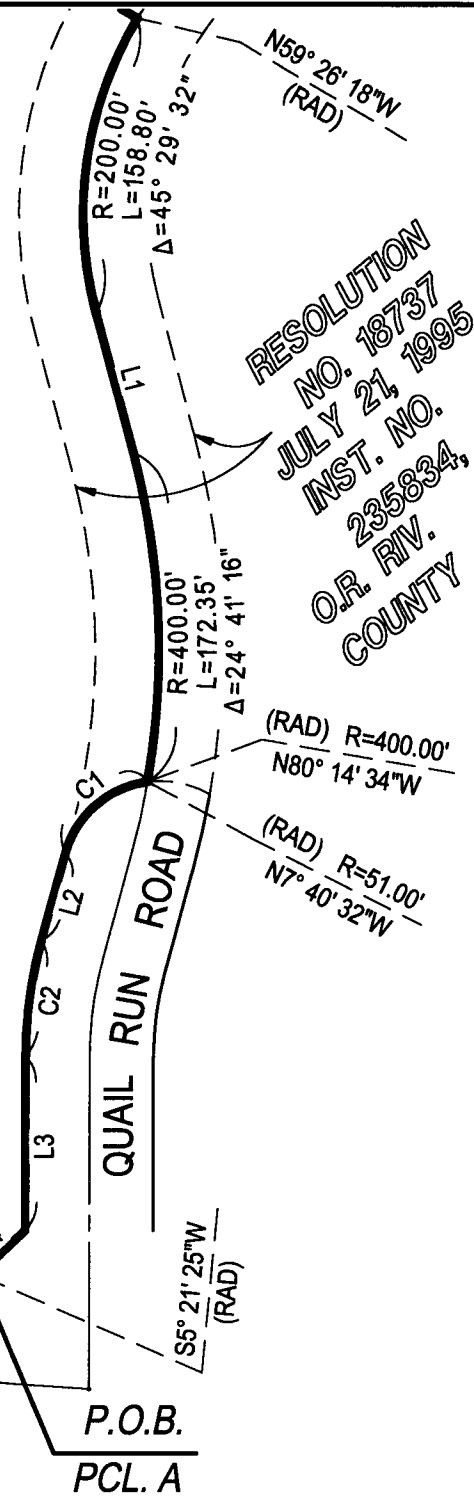


EXHIBIT MAP

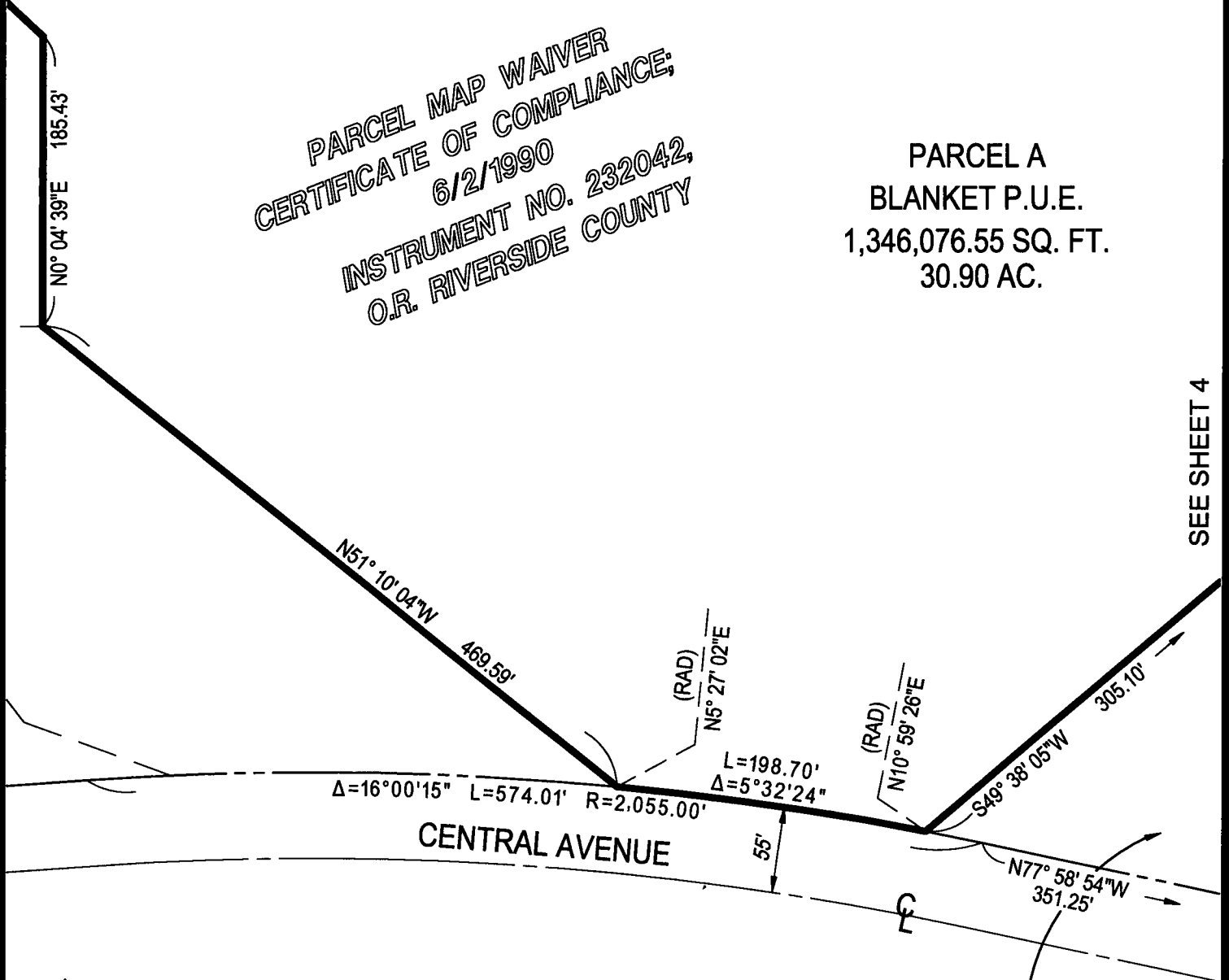
BLANKET ELECTRICAL ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT

SEE SHEET 6

PARCEL MAP WAIVER
CERTIFICATE OF COMPLIANCE:
6/2/1990
INSTRUMENT NO. 232042,
O.R. RIVERSIDE COUNTY

PARCEL A
BLANKET P.U.E.
1,346,076.55 SQ. FT.
30.90 AC.

SEE SHEET 4



INST. NO. 62850
05/ 22/ 1964,
O.R. RIV. COUNTY



LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

EXHIBIT MAP

BLANKET ELECTRICAL ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT

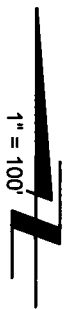
SEE SHEET 7

LINE TABLE		
LINE #	LENGTH	BEARING
L1	185.43'	N0° 04' 39"E
L2	370.02'	N63° 55' 16"E

PARCEL MAP WAIVER
 CERTIFICATE OF COMPLIANCE;
 6/2/1990
 INSTRUMENT NO. 232042,
 O.R. RIVERSIDE COUNTY

PARCEL A
 BLANKET P.U.E.
 1,346,076.55 SQ. FT.
 30.90 AC.

SEE SHEET 5

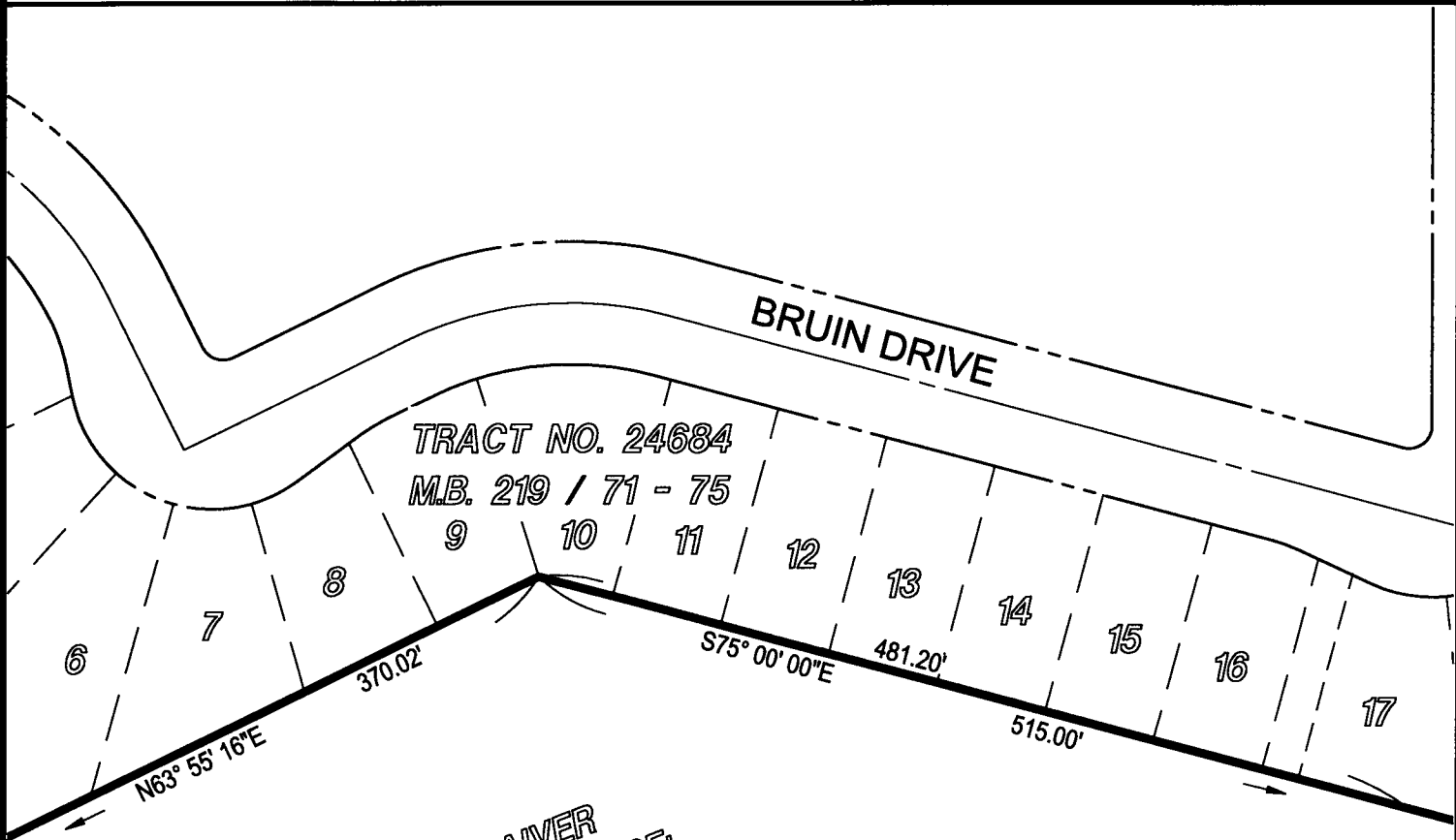


LEGEND:

-  NEW PARCEL BOUNDARY
-  PARCELS TO BE JOINED

EXHIBIT MAP

BLANKET ELECTRICAL ENERGY DISTRIBUTION AND
TELECOMMUNICATION FACILITIES EASEMENT

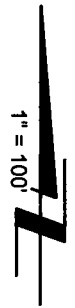


SEE SHEET 6

SEE SHEET 8

PARCEL MAP WAIVER
 CERTIFICATE OF COMPLIANCE;
 6/2/1990
 INSTRUMENT NO. 232042,
 O.R. RIVERSIDE COUNTY

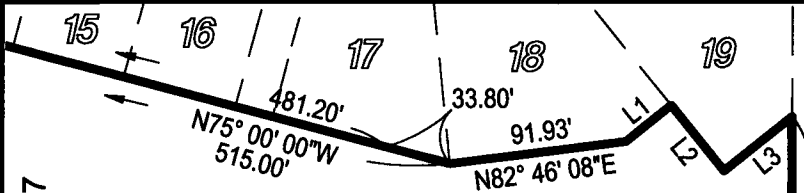
PARCEL A
 BLANKET P.U.E.
 1,346,076.55 SQ. FT.
 30.90 AC.



LEGEND:
 ——— NEW PARCEL BOUNDARY
 - - - - - PARCELS TO BE JOINED

EXHIBIT MAP

BLANKET ELECTRICAL ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT



SEE SHEET 7

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00'	N51° 09' 34"E
L2	44.00'	S38° 50' 26"E
L3	45.20'	N51° 09' 34"E
L4	96.40'	S59° 26' 16"E

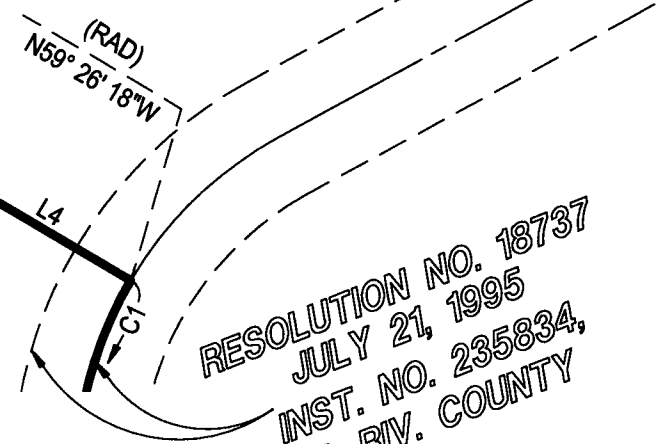
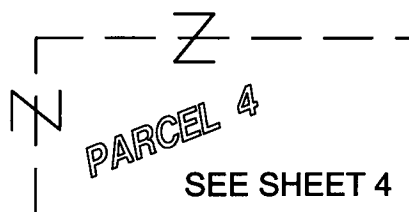
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	158.80'	200.00'	45°29'32"

PARCEL MAP WAIVER
 CERTIFICATE OF COMPLIANCE;
 6/2/1990
 INSTRUMENT NO. 232042,
 O.R. RIVERSIDE COUNTY

PARCEL A
 BLANKET P.U.E.
 1,346,076.55 SQ. FT.
 30.90 AC.

TRACT 14540
 M.B. 163 / 52 - 56

N0° 04' 10"E 580.83'



RESOLUTION NO. 18737
 JULY 21, 1995
 INST. NO. 235834,
 O.R. RIV. COUNTY

LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED