

CHICAGO TITLE COMPANY

Electronically Recorded in Official Records, County of San Bernardino

4/01/2014
03:10 PM
ALS



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
629 Chicago Title Company

When recorded mail to:

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

Doc #: **2014-0115198**

Titles: 1 Pages: 9



Fees	.00
Taxes	.00
Other	.00
PAJD	.00

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

Project: Access Easement
 Tippecanoe & Palm Meadows
 A.P.N. 0280-251-67

D- 17017

EASEMENT

D-17017

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Project: Access Easement
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A.P.N. 0280-251-67

D-17017

ACCESS EASEMENT

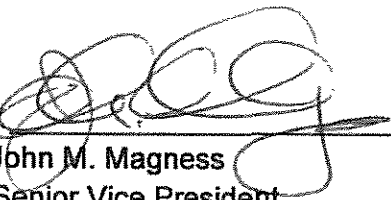
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HW Southgate, L.P.**, a California Limited Partnership, as "Grantor," grants to the **CITY OF RIVERSIDE**, a California charter city and municipal corporation of the State of California, as "Grantee," its successors and assigns, a non-exclusive easement and right-of-way ("Easement") for vehicular and pedestrian access 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 San Bernardino, County of San Bernardino, State of California (the "Property").

TOGETHER WITH the right to clear and keep clear said Easement from any above-ground structures or trees that interfere with Grantee's permitted use of the Easement as described herein, and to enter upon and to pass and repass over and along the Property.

Grantor reserves for itself, and its successors and/or assigns, (x) the right to install pavement and landscaping on the Property and (y) the right to cross said Easement for all purposes that do not unreasonably interfere with Grantee's rights granted herein, including but not limited to placement of underground utilities and pertinent access thereto as may be required for the development of the Property, along with any necessary appurtenances thereto.

HW SOUTHGATE, L.P.
a California Limited Partnership

By: DTC Phase II, LLC
a Delaware limited liability company

By: 
John M. Magness
Senior Vice President

STATE OF CALIFORNIA

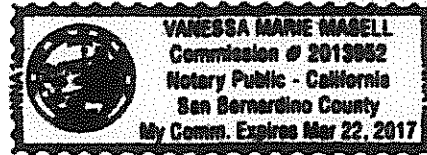
COUNTY OF San Bernardino }

On 3/12/2014, before me,
Vanessa Marie Masell Notary Public, personally appeared
John M. Magness 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.

Vanessa Marie Masell
Notary Signature



D-17017

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this Statement is attached reads as follows:

NAME OF THE NOTARY: Vanessa Marie Maselli
DATE COMMISSION EXPIRES: Mar. 22, 2017
COUNTY WHERE BOND IS FILED: San Bernardino
COMMISSION NUMBER: 2013952 VENDOR#: NNA1

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

PLACE OF EXECUTION: LOS ANGELES

DATE: 3/31/14

SIGNATURE: HEF SRL INC.

* Personally know to me (or proved to me on the basis of satisfactory evidence) to be the person(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 entity upon behalf of which the person(s) acted, executed the instrument.

D-17017

STATE OF CALIFORNIA

COUNTY OF _____ }

On _____, 20__, before me,
_____, Notary

Public, _____ personally appeared
_____ 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,
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I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

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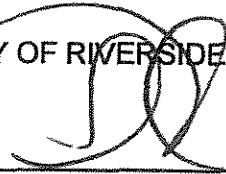
Notary Signature

**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, 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 3-28-14

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM

DEPUTY CITY ATTORNEY

EXHIBIT "A"
ACCESS EASEMENT

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 9 OF PARCEL MAP NO. 17887, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 237, PAGES 66 THROUGH 73, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 9;

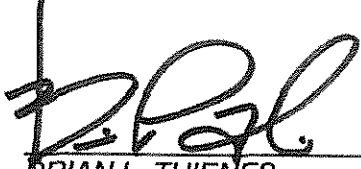
THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 9 SOUTH 78° 31' 30" WEST 16.00 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 45° 47' 42" EAST 21.78 FEET TO THE EASTERLY LINE OF SAID PARCEL 9;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 00° 20' 04" EAST 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 94 SQUARE FEET, MORE OR LESS.

PREPARED UNDER THE DIRECTION OF:



BRIAN L. THIENES
P.L.S. No. 5750
REG. EXP. 12/31/15

3/27/14
DATE



DESCRIPTION APPROVAL:

BY: K. Stewart 3/28/2014
DATE

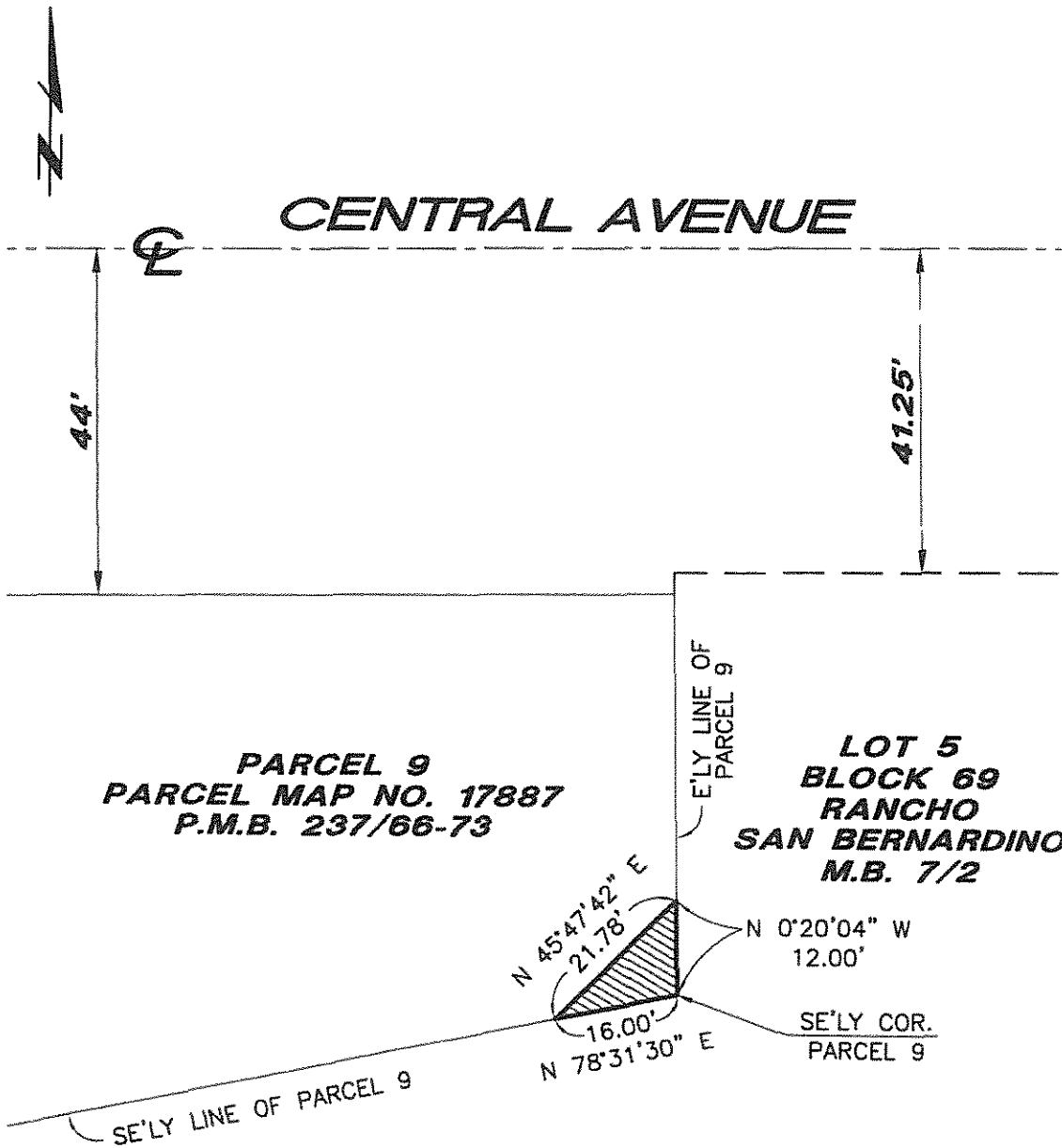
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

SCALE: 1" = 20'

EXHIBIT "A"

ACCESS EASEMENT

SHEET 2 OF 2



LEGEND:



INDICATES AN ACCESS EASEMENT TO THE CITY OF RIVERSIDE. CONTAINS: 94 SQ. FT.

Last Update: 3/19/14
N:\2532\ESMT\DRIVEWAY EASEMENT\2532_DRIVEWAY.dwg

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH. (714) 521-4811 FAX (714) 521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

Brian L. Thienes
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2015

3/27/14
DATE

D-17017

