

When recorded mail to:

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

DOC # 2015-0142126  
04/09/2015

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The paper to which this label is  
affixed has not been compared  
with the filed/recorded document

Peter Aldana  
County of Riverside  
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**

Project: P14-0987  
A.P.N's: 237-040-016 ans -015  
Address: 7888 Lincoln Avenue

D- 17163

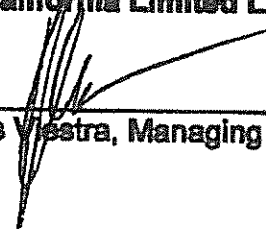
**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Riverside Lincoln, LLC , a California 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 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 ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

Riveralde Lincoln, LLC ,  
a California Limited Liability Company

Date: 3/24/2015

  
\_\_\_\_\_  
Klaas Vlietstra, Managing 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

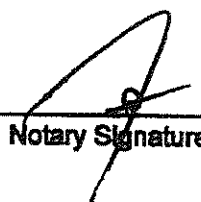
County of Los Angeles } ss

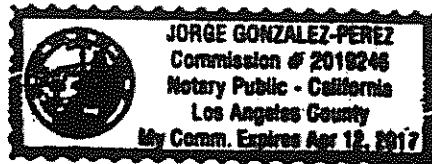
On 3/24/2015, before me, Jorge Gonzalez-Perez,  
notary public, personally appeared, Klaas Vlietstra

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.

  
\_\_\_\_\_  
Notary Signature



**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27201)**

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 8, 2015

**CITY OF RIVERSIDE**

By: 

David Welch  
Real Property Services Manager

**APPROVED AS TO FORM**

  
DEPUTY CITY ATTORNEY

**EXHIBIT "A"**

**PARCEL 1**

THAT PORTION OF PARCEL "C" OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT AS PER INSTRUMENT NO. 2008-0068009 RECORDED ON FEBRUARY 11, 2008, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL "B" OF SAID CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRACE STREET DISTANT 40.00 FEET FROM THE CENTERLINE THEREOF;**

**THENCE NORTH 33° 59' 00" WEST ALONG SAID RIGHT-OF-WAY LINE, 328.99 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE SOUTH 56° 00' 30" WEST, 745.16 FEET TO A POINT ON A LINE PARALLEL AND DISTANT 56.00 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY LINE OF SAID PARCEL "C".**

**THENCE NORTH 33° 59' 30" WEST ALONG SAID PARALLEL LINE, 318.84 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE DISTANT 44.00 FEET FROM THE CENTERLINE THEREOF;**

**THENCE NORTH 56° 00' 00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 730.20 FEET;**

**THENCE SOUTH 67° 06' 23" EAST, 27.46 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRACE STREET;**

**THENCE SOUTH 33° 59' 00" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 295.95 FEET TO THE TRUE POINT OF BEGINNING.**

**THIS PARCEL CONTAINS 237,464 SQUARE FEET (5.45 ACRES) MORE OR LESS.**

**PARCEL 2**

THAT PORTION OF PARCEL "B" TOGETHER WITH THAT PORTION OF PARCEL "C" OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT AS PER INSTRUMENT NO. 2008-0068009 RECORDED ON FEBRUARY 11, 2008, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL "B";**

THENCE NORTH 56° 00' 30" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCELS "B" AND "C", 801.11 FEET TO A POINT ON THE SOUTHWESTERLY

RIGHT-OF-WAY LINE OF GRACE STREET DISTANT 40.00 FEET FROM THE CENTERLINE THEREOF;

THENCE NORTH 33° 59' 00" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 328.99 FEET;

THENCE SOUTH 56° 00' 30" WEST, 745.16 FEET TO A POINT ON A LINE PARALLEL AND DISTANT 56.00 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY LINE OF SAID PARCEL "C";

THENCE NORTH 33° 59' 30" WEST ALONG SAID PARALLEL LINE, 318.84 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE DISTANT 44.00 FEET FROM THE CENTERLINE THEREOF;

THENCE SOUTH 56° 00' 00" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 56.00 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL "C";

THENCE SOUTH 33° 59' 30" EAST ALONG SAID SOUTHWESTERLY LINE OF PARCEL "C", 647.83 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 281,420 SQUARE FEET (6.46 ACRES) MORE OR LESS.

SEE ATTACHED EXHIBIT "B" HERewith AND BY THIS REFERENCE MADE A PART HEREOF.

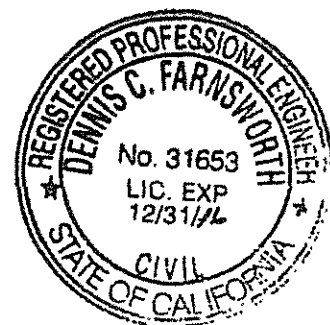
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION

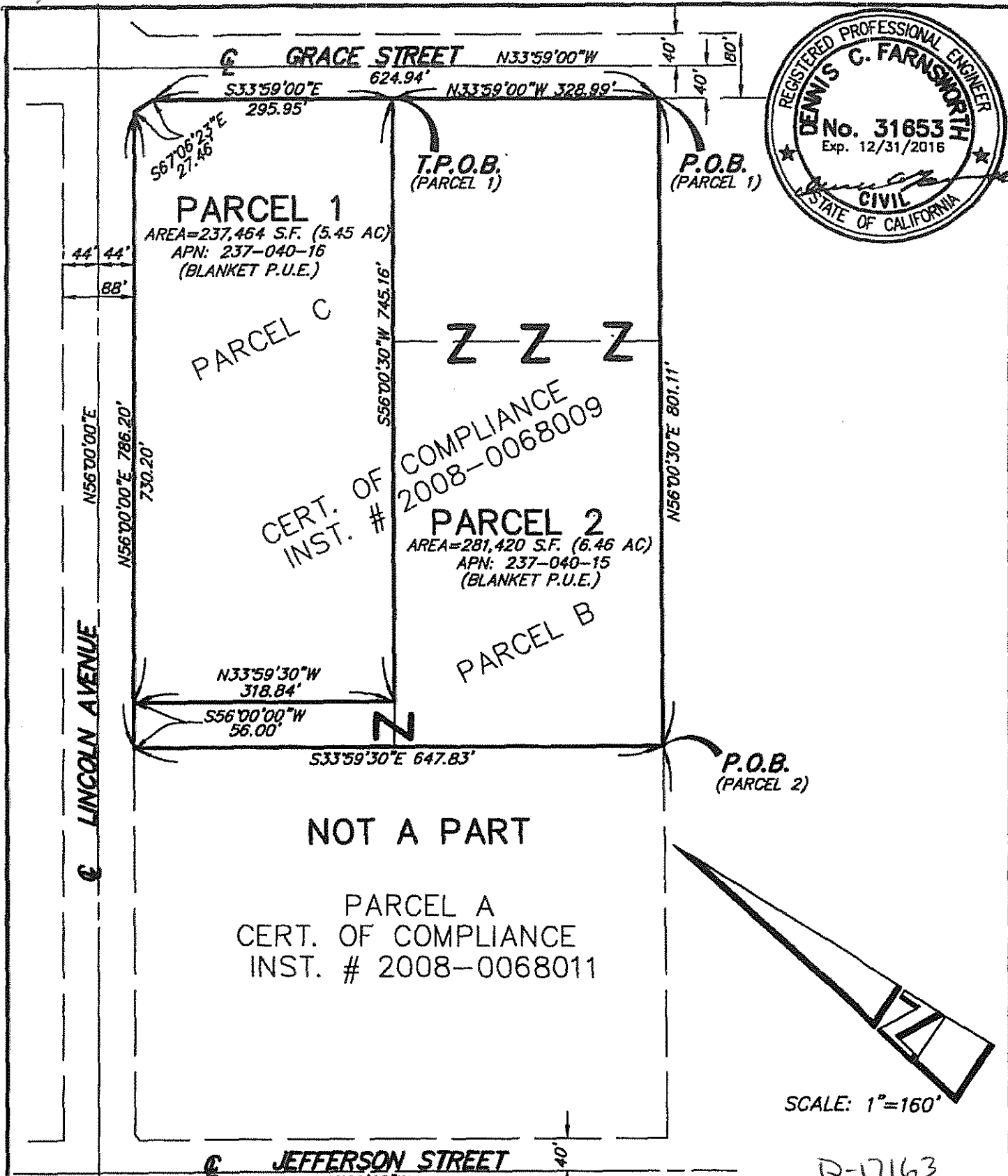
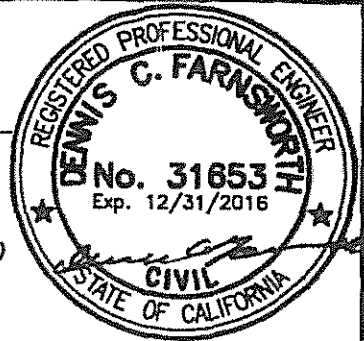
BY: *Dennis C. Farnsworth*  
DENNIS C. FARNSWORTH,  
RCE 31653, EXP. 12/31/16

3/16/15  
DATE

DESCRIPTION APPROVAL:

*Curtis C. Stephens* 3/27/15  
CURTIS C. STEPHENS, L.S. 7519 DATE  
CITY SURVEYOR





SCALE: 1"=160'

D-17163

**NOTE:**

THIS PLOT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

**LAND DEVELOPMENT DESIGN CORPORATION**

2313 E. Philadelphia St., Ste. F  
ONTARIO, CA 91761  
(909) 930-1466  
FAX (909) 930-1468

PLANNING • CIVIL • SURVEYING

DATE:	SCALE:	SHEET:	JOB NO.	LOT LINE ADJUSTMENT
11/13/14	1"=160'	1 OF 1	3548	