

When recorded mail to:

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

**2016-0367919**

08/26/2016 10:20 AM 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)

145					R	A	Exam: <i>980</i>		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
<i>1</i>									
SIZE	NCOR	SMF	NCHG	T:	<i>NC/CC</i>				

Project: P16-0174  
APN's: 230-200-005 & 230-200-015  
Address: 7475 Indiana Avenue

**D- 17331**

*(b)*

**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **IN-N-OUT BURGERS, a California corporation**, 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.

By executing the Certificate of Acceptance attached hereto, Grantee agrees that (a) this Easement shall be released promptly by Grantee upon the granting by Grantor of a replacement Easement over and along the specific portion of the real property burdened hereby which is necessary for the distribution of the electric and telecommunication facilities required for Grantor's operations at the property; and (b) Grantee shall in all instances use commercially reasonable efforts to avoid interfering with Grantor's operation at the property.

Dated August 11, 2016

**IN-N-OUT BURGERS, a California Corporation**

By: 

Print Name: CARL G. VAN FLEET

Title: EXECUTIVE VICE PRESIDENT OF  
PLANNING & DEVELOPMENT

**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 } <sup>SS</sup>

On August 11, 2016, before me, Lori Brazzill,  
notary public, personally appeared, Carl G. Van Fleet

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.

Lori Brazzill  
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 8-18-16

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Services Manager

**APPROVED AS TO FORM:**

BY:   
**CHIEF ASSISTANT CITY ATTORNEY**

EXHIBIT "A"  
LEGAL DESCRIPTION

PROJECT: P16-0174 LOT CONSOLIDATION  
A.P.N.'S: 230-200-005 & 230-200-015

PARCEL A

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR PARCEL MAP WAIVER PMW-15-867 RECORDED FEBRUARY 24, 1987 AS INSTRUMENT NO. 50738 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THE WESTERLY 50 FEET OF LOT 35 OF MADISON PARK, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID WESTERLY 50 FEET BEING MEASURED ON THE SOUTHERLY LINE OF SAID LOT 35 AND NORTHEASTERLY LINE OF SAID WESTERLY 50 FEET BEING PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 35:

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE;

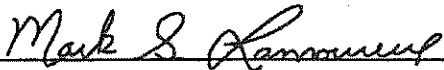
BEGINNING ON THE SOUTHWESTERLY LINE OF SAID LOT 35, DISTANT ALONG SAID SOUTHWESTERLY LINE NORTH 33°41'29" WEST 101.89 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE NORTH 49°48' 31" EAST 50.38 FEET TO THE NORTHEASTERLY LINE OF SAID SOUTHWESTERLY 50 FEET DISTANT ALONG SAID NORTHEASTERLY LINE OF NORTH 33°41'29" WEST 107.64 FEET FROM THE MOST EASTERLY CORNER OF SAID SOUTHWESTERLY 50 FEET

ALSO EXCEPTING THEREFROM THE SOUTHEASTERLY 4.00 FEET OF THE SOUTHWESTERLY 50.00 FEET OF SAID LOT 35

END OF DESCRIPTION

THE AREA OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONSISTS OF APPROXIMATELY 27,861 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE FOLLOWING STATE OF CALIFORNIA PROFESSIONAL LAND SURVEYOR.

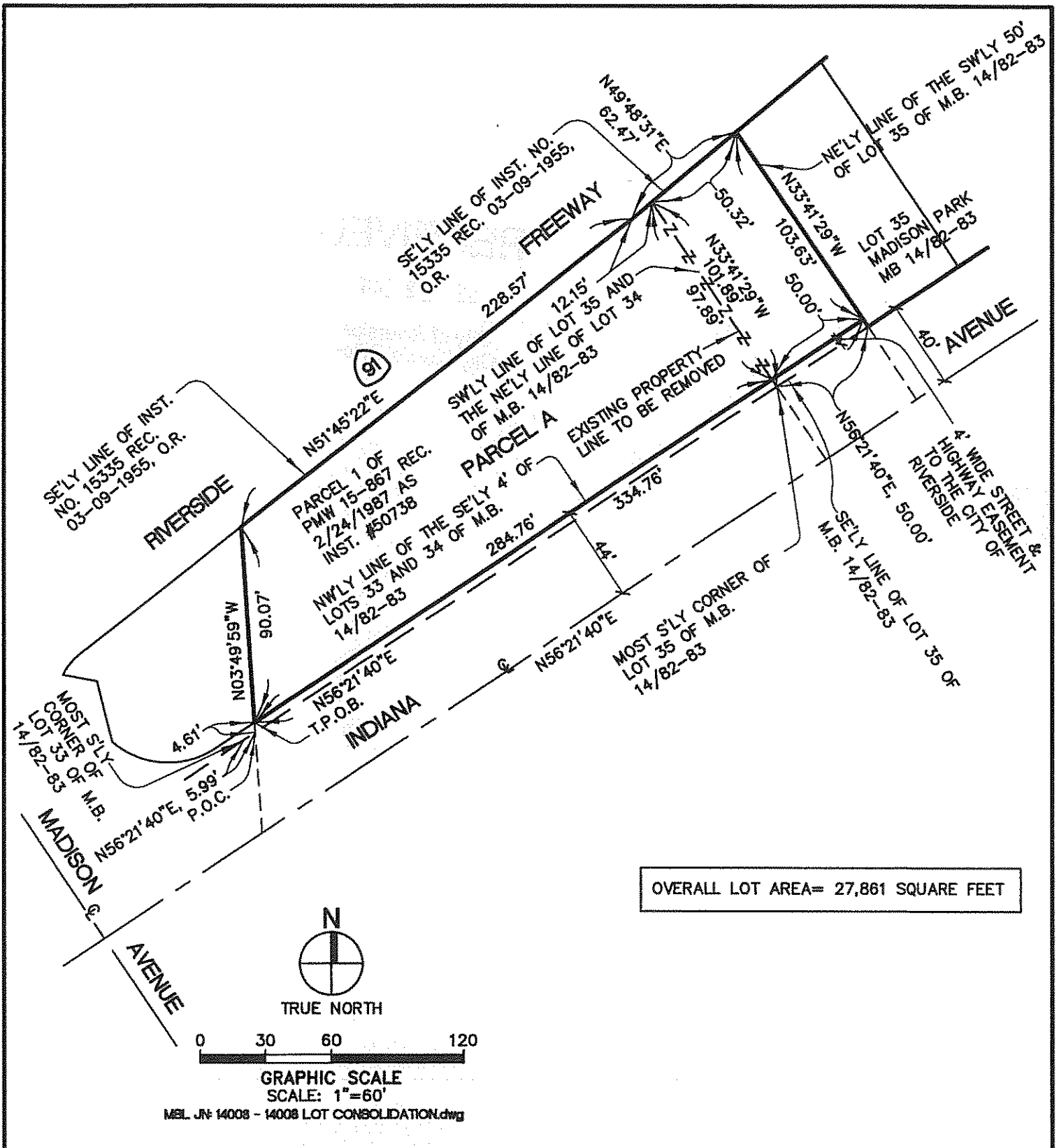
  
MARK S. LAMOUREUX, P.L.S. 5794  
REGISTRATION EXPIRES 06-30-2018  
MSL JN 14008D



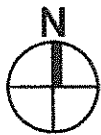
DESCRIPTION APPROVAL:

 7/18/16  
CURTIS C. STEPHENS, L.S. 7810 DATE  
CITY SURVEYOR

D-17331



OVERALL LOT AREA= 27,861 SQUARE FEET



TRUE NORTH



GRAPHIC SCALE  
SCALE: 1"=60'

MEL JN 14008 - 14008 LOT CONSOLIDATION.dwg

# LOT CONSOLIDATION MAP

## CITY OF RIVERSIDE

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.

EXHIBIT "A" / LLA P16-0174

SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: BR

DATE: 07/18/2016

D-17331