

2017-0014311

01/11/2017 04:13 PM Fee: \$ 0.00

Page 1 of 10

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

155					R	A	Exam: 110		
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SIZE	NCOR	SMF	NCHG T.						

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0441 Par 1 & Par 2

APN's: 211-121-002, -020, -024, -032 & -034, 211-122-004 & -022

Address: Vacant Land

D- 17367

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Mission Lofts 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,

D-17367

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.

Dated _____

Mission Lofts LLC, a Delaware limited liability company

By: _____

By:  _____

Print Name: _____

Print Name: Darvin Olson

Title: _____

Title: President

APPROVED AS TO FORM:

CHIEF ASSISTANT CITY ATTORNEY

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 ORANGE

} ss

On DECEMBER 9, 2016, before me, DENNIS RUSSELL CLARKSON,

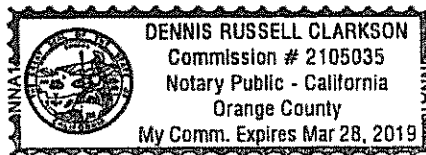
notary public, personally appeared, DARRIN OLSON

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 January 6, 2007

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 

CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

P16-0441

APN'S: 211-121-002, -020, -024, -032, -034

PARCEL 1

LOTS 1, 2, 3, 4, 5, 19, 20, 25, 26, 27, 28, 29, 30, 31, 32, 33, AND A PORTION OF LOTS 21, 22, 23, 24, 34, 35, AND THE ALLEY IN BLOCK 10 OF WHITE'S ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF COMMERCE STREET (FORMERLY PACHAPPA AVENUE) VACATED BY RESOLUTION NO. 21692, AS INSTRUMENT NO. 2008-447410 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 5;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 28°50'59" WEST 165.15 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE ALONG THE NORTHEASTERLY LINES OF SAID LOTS 19, 20, AND 21, SOUTH 61°05'51" EAST 180.35 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 19;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 28°50'48" WEST 165.13 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 19, 20, AND 21, NORTH 61°06'21" WEST 158.26 FEET TO A POINT DISTANT THEREON 22.14 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE NORTH 28°53'37" EAST 15.49 FEET;

THENCE NORTH 57°22'10" WEST 202.88 FEET TO THE NORTHWESTERLY LINE OF SAID ALLEY AS SHOWN ON SAID MAP, DISTANT THEREON 28.72 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 35;

THENCE ALONG SAID LINE, SOUTH 28°51'04" WEST 28.72 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 35;

THENCE ALONG THE SOUTHWESTERLY OF SAID LOT, NORTH 61°06'21" WEST 65.75 FEET;

THENCE NORTH 28°53'39" EAST 33.01 FEET;

THENCE NORTH 57°22'10" WEST 106.81 FEET TO THE SOUTHEASTERLY LINE OF COMMERCE STREET AS DESCRIBED IN SAID RESOLUTION NO. 21692;


THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 28°51'04" EAST 264.93 FEET;

THENCE NORTH 70°55'46" EAST 34.35 FEET TO THE SOUTHWESTERLY LINE OF MISSION INN AVENUE (FORMERLY 7TH STREET);

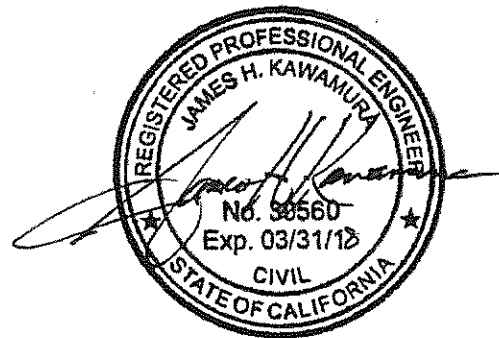
THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 61°05'22" EAST 329.59 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONSISTS OF APPROXIMATELY 137,620 SQUARE FEET (3.159 ACRES).

THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE FOLLOWING STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER.



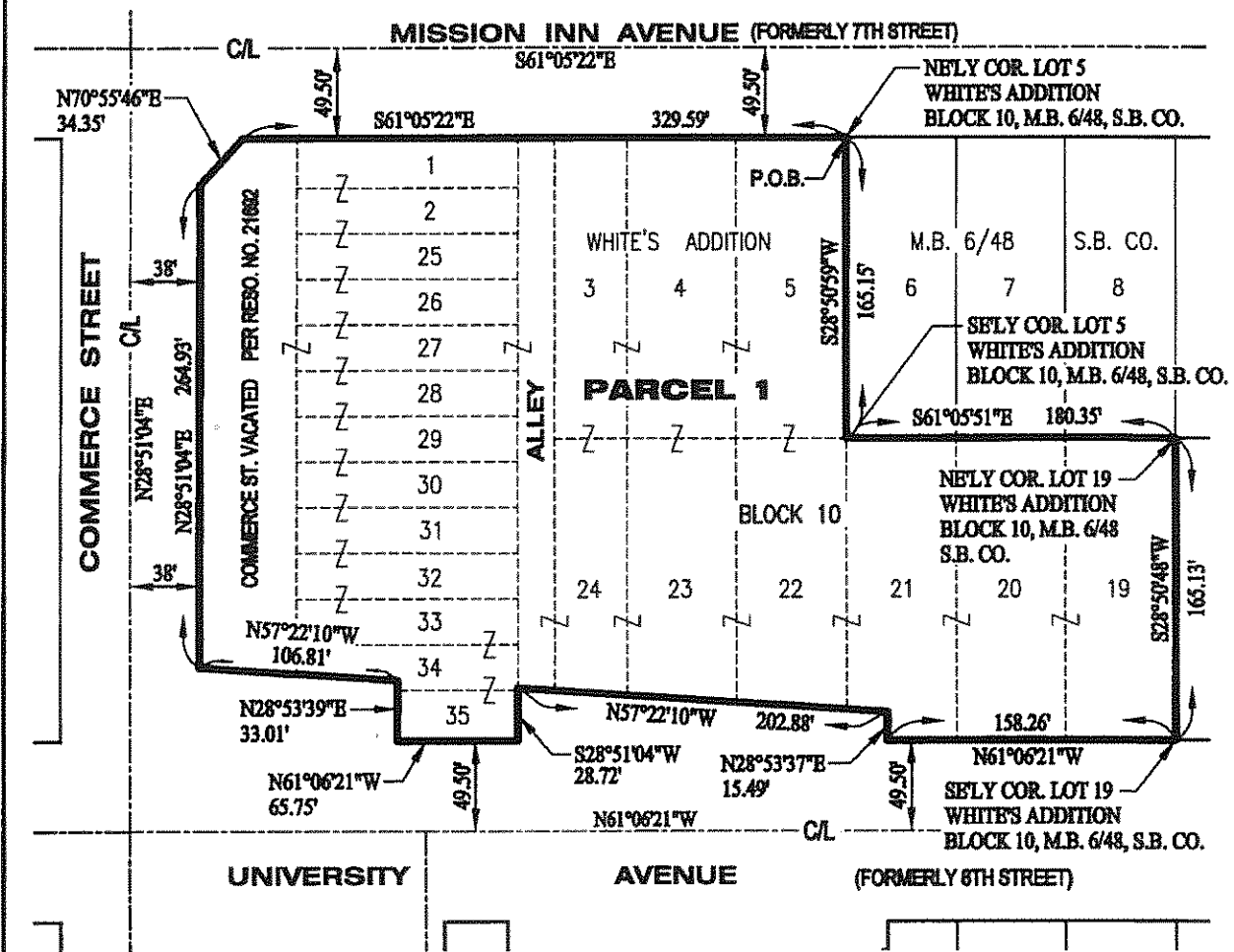
JAMES H. KAWAMURA, R.C.E. NO. 30560
MY REGISTRATION EXPIRES: 3/31/2018



DESCRIPTION APPROVAL:

 12/20/16

CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR



SCALE: 1"=100'



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.

PREPARED BY:
KHA ASSOCIATES
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 20411 SW Birch Street Newport Beach, California 92660
 (949) 756-6440 Fax (949) 756-6444

SCALE: 1" = 100' DRAWN BY: L.C. DATE: 10/18/2016

D-17367

EXHIBIT "A"
LEGAL DESCRIPTION

P16-0441

APN'S: 211-122-004 & 211-122-022

PARCEL 2

LOTS 26, 27, 28, AND A PORTION OF LOTS 3, 4, 5, 6, AND 7, IN BLOCK 12 OF WHITE'S ADDITION TO RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 26;

THENCE ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 26, 27, AND 28, NORTH 61°07'08" WEST 150.28 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 28;

THENCE ALONG THE NORTHWESTERLY LINES OF SAID LOTS 3 AND 28, NORTH 28°53'22" EAST 330.70 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT, SOUTH 61°06'21" EAST 34.24 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 2 (8391-B) AS CONVEYED TO THE STATE OF CALIFORNIA, IN DEED RECORDED APRIL 24, 1959 AS INSTRUMENT NO. 34760 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 28°52'17" WEST, 29.11 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL TO THE MOST WESTERLY CORNER THEREOF;

THENCE SOUTH 64°50'43" EAST 208.72 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY RECTANGULAR 38.00 FEET OF SAID LOT 7, DISTANT THEREON 15.50 FEET SOUTHWESTERLY OF THE MOST NORTHERLY CORNER THEREOF;

THENCE NORTH 28°53'36" EAST, 15.50 FEET ALONG SAID NORTHWESTERLY LINE TO THE NORTHEASTERLY LINE OF SAID LOT 7;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 61°06'21" EAST 38.00 FEET TO THE NORTHEASTERLY CORNER THEREOF;


THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 28°53'36" WEST 165.32 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 5, 6, AND 7, NORTH 61°06'44" WEST 130.24 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 26;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 28°53'26" WEST 165.33 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONSISTS OF APPROXIMATELY 66,582 SQUARE FEET (1.528 ACRES).

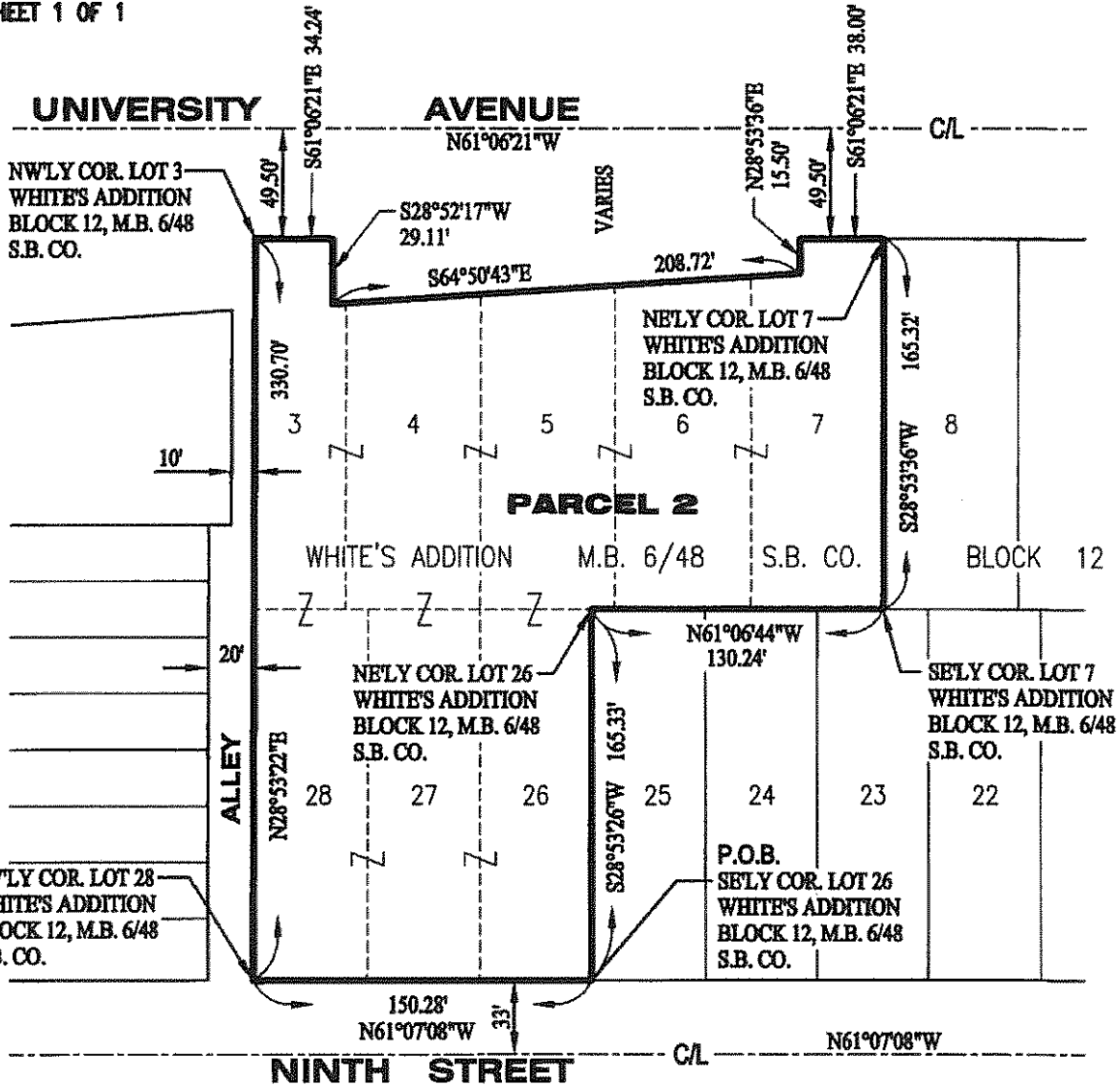
THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE FOLLOWING STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER.


JAMES H. KAWAMURA, R.C.E. NO. 30560
MY REGISTRATION EXPIRES: 3/31/18



DESCRIPTION APPROVAL:

 12/20/16
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR



SCALE: 1"=80'



CITY OF RIVERSIDE

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KHA ASSOCIATES
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 20411 SW Birch Street Newport Beach, California 92660
 (949) 758-8440 Fax (949) 758-0444

SCALE: 1"= 80'

DRAWN BY: L.C.

DATE: 10/18/2016

D-17367