

2017-0098810

03/09/2017 02:33 PM Fee: \$ 0.00

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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)

SS					R	A	Exam:	NO	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
11									
SIZE	NCOR	SMF	NCHG	T:	N/A				

FOR RECORDER'S OFFICE USE ONLY

D

Project: P16-0868
APN: 213-060-012, -013 & -014
Por. APN: 213-060-004

D- 17389

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 3rd and Vine, 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.

Dated 2/21/17

3rd and Vine, LLC, a Delaware limited liability company

**By: Corman Leigh, LP
Its: Manager**

**By: TDL Investments, LP
Its: General Partner**

**By: Tulloch Holdings, LLC
Its: General Partner**

By: 
Daniel Leigh, Managing Partner

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

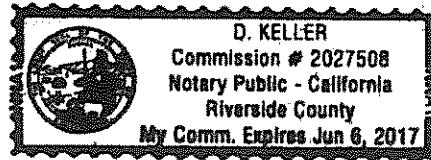
On February 21, 2017, before me, D. Keller
notary public, personally appeared, Daniel Leigh

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 March 9, 2017

APPROVED AS TO FORM:

BY: [Signature]
CHIEF ASSISTANT CITY ATTORNEY

CITY OF RIVERSIDE

By: [Signature]
David Welch
Real Property Services Manager

EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT: P16-0868

PARCEL 1 APN'S: 213-066-014 & PORTION 213-060-012 & 213-060-004

THOSE PORTIONS OF BLOCKS 1 AND 2, RANGE 1, AND A PORTION OF SECOND STREET (VACATED) OF THE MAP OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL 1 AS DESCRIBED IN THE GRANT OF EASEMENT TO THE CITY OF RIVERSIDE RECORDED AUGUST 20, 1999 AS INSTRUMENT NO. 1999-374581 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, SAID BEGINNING ALSO BEING ON THE NORTHWESTERLY LINE OF THE RIVERSIDE WATER COMPANY CANAL DESCRIBED AS PARCEL 67 IN JUDGMENT IN EMINENT DOMAIN AND FINAL ORDER OF CONDEMNATION, RECORDED MAY 23, 1961 IN BOOK 2911, PAGE 299 ET SEQ., RECORDS OF SAID RIVERSIDE COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 60° 16' 12" WEST 166.40 FEET TO A LINE PARALLEL WITH AND 136.00 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VINE STREET AS SHOWN ON SAID MAP OF THE TOWN OF RIVERSIDE; THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 29° 43' 48" EAST 463.00 FEET ALONG SAID PARALLEL LINE TO A LINE PARALLEL WITH AND 69.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 1; THENCE LEAVING SAID PARALLEL LINE OF THE SOUTHEASTERLY RIGHT-OF-WAY OF VINE STREET AND ALONG SAID PARALLEL LINE OF THE SOUTHWESTERLY LINE OF SAID BLOCK 1 SOUTH 60° 16' 12" EAST 47.82 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT CERTAIN 10.00 FOOT STRIP OF LAND CONVEYED TO THE CITY OF RIVERSIDE FOR ALLEY PURPOSES RECORDED OCTOBER 16, 1901 IN BOOK 129, PAGE 176 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY, SAID POINT ALSO BE ON THE NORTHWESTERLY LINE OF THE RIVERSIDE WATER COMPANY CANAL DESCRIBED AS PARCEL 55 OF SAID JUDGMENT IN EMINENT DOMAIN AND FINAL ORDER OF CONDEMNATION; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID SOUTHEASTERLY AND NORTHWESTERLY LINES SOUTH 29° 19' 50" WEST 21.48 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED NOVEMBER 28, 2016 AS INSTRUMENT NO. 2016-0525206 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY; THENCE LEAVING SAID SOUTHEASTERLY AND NORTHWESTERLY LINES AND ALONG THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN SAID QUITCLAIM DEED SOUTH 60° 40' 10" EAST 33.00 FEET TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN SAID QUITCLAIM DEED, SAID MOST EASTERLY CORNER BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID PARCEL 55 AND THE SOUTHWESTERLY LINE OF SAID PARCEL 67; THENCE LEAVING SAID NORTHEASTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 67 THE FOLLOWING TWO COURSES: SOUTH 12° 46' 42" EAST 32.80 FEET; THENCE SOUTH 37° 46' 42" EAST 61.63 FEET TO SAID SOUTHWESTERLY LINE OF BLOCK 1, SAID SOUTHWESTERLY LINE ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SECOND STREET, 66.00 FEET WIDE, VACATED BY RESOLUTION NO. 2085 (NEW SERIES) OF SAID CITY OF RIVERSIDE RECORDED NOVEMBER 2, 1935 IN BOOK 257, PAGE 423 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE LEAVING SAID SOUTHWESTERLY LINE

AND ALONG SAID RIGHT-OF-WAY AND SOUTHWESTERLY LINE SOUTH 60° 16' 12" EAST 0.93 FEET TO THE SOUTHEASTERLY LINE OF SAID VACATION OF SECOND STREET, SAID SOUTHEASTERLY LINE BEING DISTANT 33.00 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF COMMERCE STREET, FORMERLY OLIVE STREET; THENCE LEAVING SAID RIGHT-OF-WAY AND SOUTHWESTERLY LINE AND ALONG SAID SOUTHEASTERLY LINE SOUTH 29° 43' 48" WEST 66.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID VACATION OF SECOND STREET, SAID SOUTHWESTERLY RIGHT-OF-WAY ALSO BEING THE NORTHEASTERLY LINE OF SAID BLOCK 2; THENCE LEAVING SAID SOUTHEASTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY LINE SOUTH 60° 16' 12" EAST 5.40 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 67; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY LINE AND ALONG SAID NORTHWESTERLY LINE SOUTH 29° 43' 48" WEST 328.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 71,548 SQUARE FEET, 1.643 ACRES, MORE OR LESS.

PARCEL 2 APN'S: 213-060-014 & PORTION 213-060-013

THAT PORTION OF BLOCK 2, RANGE 1, OF THE MAP OF THE TOWN OF RIVERSIDE IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 2 DESCRIBED IN THE GRANT OF EASEMENT TO SAID CITY OF RIVERSIDE BY DOCUMENT RECORDED AUGUST 20, 1999 AS DOCUMENT NO. 1999-374581 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID BEGINNING BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VINE STREET AS SHOWN ON SAID MAP OF THE TOWN OF RIVERSIDE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 29° 43' 48" EAST 155.25 FEET TO A LINE PARALLEL WITH AND 160.16 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 2; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE SOUTH 60° 16' 12" EAST 136.00 FEET TO A LINE PARALLEL WITH AND 136.00 FEET SOUTHEASTERLY OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE LEAVING SAID PARALLEL LINE OF SAID SOUTHWESTERLY LINE AND ALONG SAID PARALLEL LINE OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 29° 43' 48" WEST 158.16 FEET TO THE NORTHERLY LINE OF PARCEL 1 OF SAID GRANT OF EASEMENT; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES; NORTH 60° 16' 12" WEST 125.00 FEET; THENCE NORTH 46° 14' 39" WEST 2.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 18.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 29° 43' 48" WEST; THENCE NORTHWESTERLY 9.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 00' 00" TO THE POINT OF BEGINNING.

CONTAINING 21,498 SQUARE FEET, 0.494 ACRES, MORE OR LESS.

PARCEL 3 PORTION APN'S: 213-060-012 & 213-060-014

THOSE PORTIONS OF BLOCKS 1 AND 2, RANGE 1, AND A PORTION OF SECOND STREET (VACATED) OF THE MAP OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE,

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID BLOCK 2 WITH A LINE PARALLEL WITH AND 160.16 NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 2, SAID INTERSECTION BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY OF VINE STREET AS SHOWN ON SAID MAP OF THE TOWN OF RIVERSIDE; THENCE ALONG SAID NORTHWESTERLY LINE AND SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BLOCKS 1 AND 2 NORTH 29° 43' 48" EAST 304.84 FEET TO A LINE PARALLEL WITH AND 69.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 1; THENCE LEAVING SAID NORTHWESTERLY LINE AND RIGHT-OF-WAY AND ALONG SAID PARALLEL LINE SOUTH 60° 16' 12" EAST 136.00 FEET TO A LINE PARALLEL WITH 136.00 FEET SOUTHEASTERLY OF SAID RIGHT-OF-WAY; THENCE LEAVING SAID PARALLEL LINE WITH THE SOUTHWESTERLY LINE OF BLOCK 1 AND ALONG SAID PARALLEL LINE OF SAID RIGHT-OF-WAY SOUTH 29° 43' 48" WEST 304.84 FEET TO SAID PARALLEL LINE WITH THE SOUTHWESTERLY LINE OF SAID BLOCK 2; THENCE LEAVING SAID PARALLEL LINE OF SAID RIGHT-OF-WAY AND ALONG SAID PARALLEL LINE WITH THE SOUTHWESTERLY LINE OF SAID BLOCK 2 NORTH 60° 16' 12" WEST 136.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,458 SQUARE FEET, 0.952 ACRES, MORE OR LESS.

PARCEL 4 PORTION APN: 213-060-012

THAT PORTION OF BLOCK 1, RANGE 1, OF THE MAP OF THE TOWN OF RIVERSIDE IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP FILED IN BOOK 7, PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FIRST STREET SOUTH 60° 16' 12" EAST 182.00 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN 10.00 FOOT WIDE STRIP OF LAND CONVEYED TO THE CITY OF RIVERSIDE FOR ALLEY PURPOSES RECORDED OCTOBER 16, 1901 IN BOOK 129, PAGE 176 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID SOUTHEASTERLY LINE ALSO BEING THE NORTHWESTERLY LINE OF THE RIVERSIDE WATER COMPANY CANAL DESCRIBED AS PARCEL 55 IN JUDGMENT IN EMINENT DOMAIN AND FINAL ORDER OF CONDEMNATION, RECORDED MAY 23, 1961 IN BOOK 2911, PAGE 299 ET SEQ., RECORDS OF SAID RIVERSIDE COUNTY; THENCE LEAVING SAID NORTHEASTERLY LINE AND ALONG SAID SOUTHEASTERLY AND NORTHWESTERLY LINES SOUTH 29° 19' 50" WEST 261.01 FEET TO A LINE PARALLEL WITH AND 69.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID BLOCK 1; THENCE LEAVING SAID SOUTHEASTERLY AND NORTHWESTERLY LINES AND ALONG SAID PARALLEL LINE NORTH 60° 16' 12" WEST 183.82 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 1; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID NORTHWESTERLY LINE NORTH 29° 43' 48" EAST 261.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 47,740 SQUARE FEET, 1.096 ACRES, MORE OR LESS.

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

PREPARED BY ME OR UNDER MY DIRECTION

T.M. Krull *1-30-17*
THEODORE M. KRULL L.S. 5848 DATE

SRN: 351.2948001
January 30, 2017



DESCRIPTION APPROVAL:

Curtis C. Stephens *2/11/17*
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

LOT LINE ADJUSTMENT-P16-0868
 CERTIFICATE OF COMPLIANCE
 PORTION OF BLOCKS 1 AND 2, RANGE 1 OF THE
 TOWN OF RIVERSIDE M.B. 7 / 17 S.B. CO.

SHEET 1 OF 4 SHEET

LEGEND:

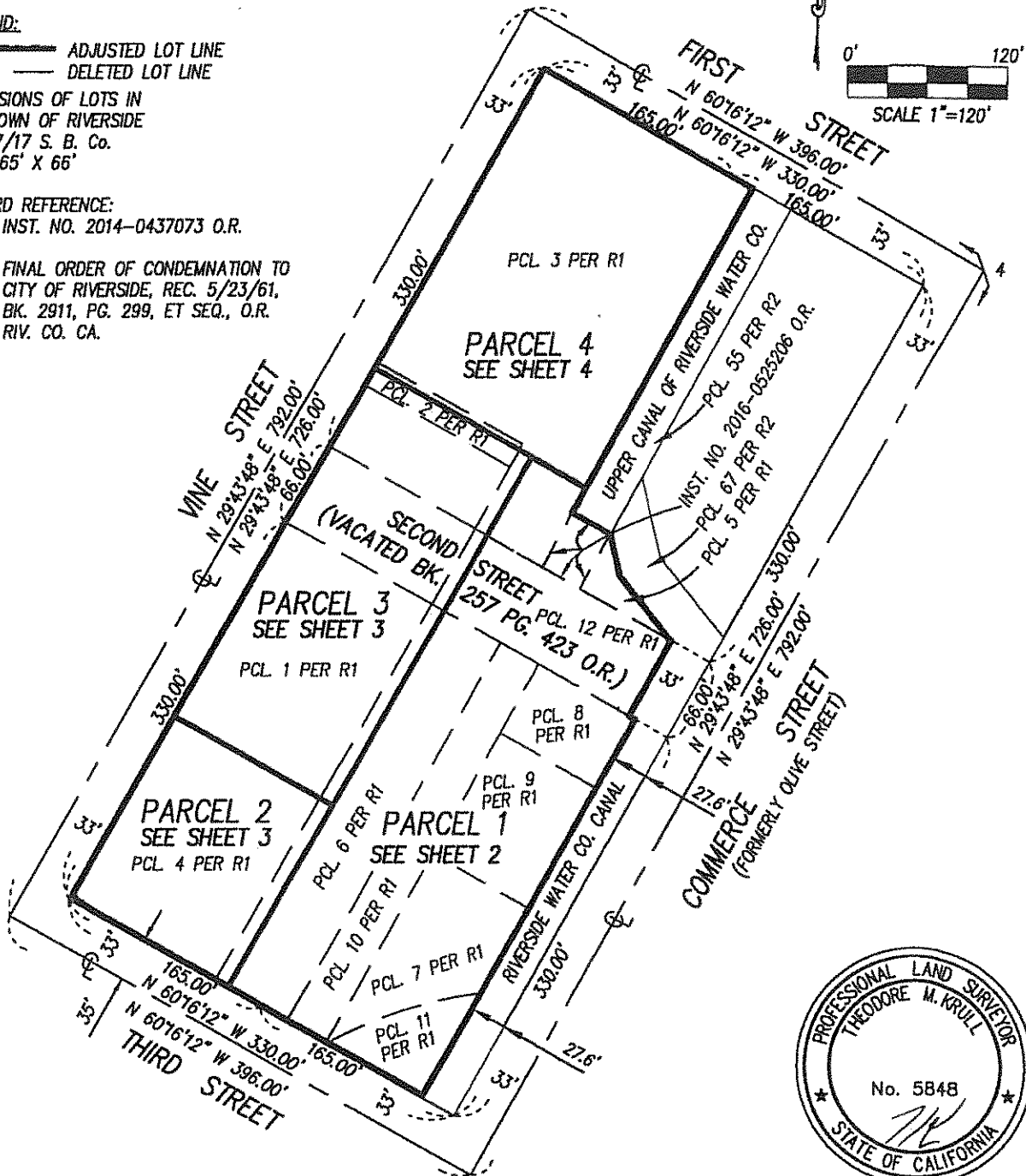
-  ADJUSTED LOT LINE
-  DELETED LOT LINE

DIMENSIONS OF LOTS IN
 THE TOWN OF RIVERSIDE
 M.B. 7/17 S. B. Co.
 ARE 165' X 66'

RECORD REFERENCE:

R1 - INST. NO. 2014-0437073 O.R.

R2 - FINAL ORDER OF CONDEMNATION TO
 CITY OF RIVERSIDE, REC. 5/23/61,
 BK. 2911, PG. 299, ET SEQ., O.R.
 RIV. CO. CA.



D-17389

PREPARED BY ME OR UNDER MY DIRECTION

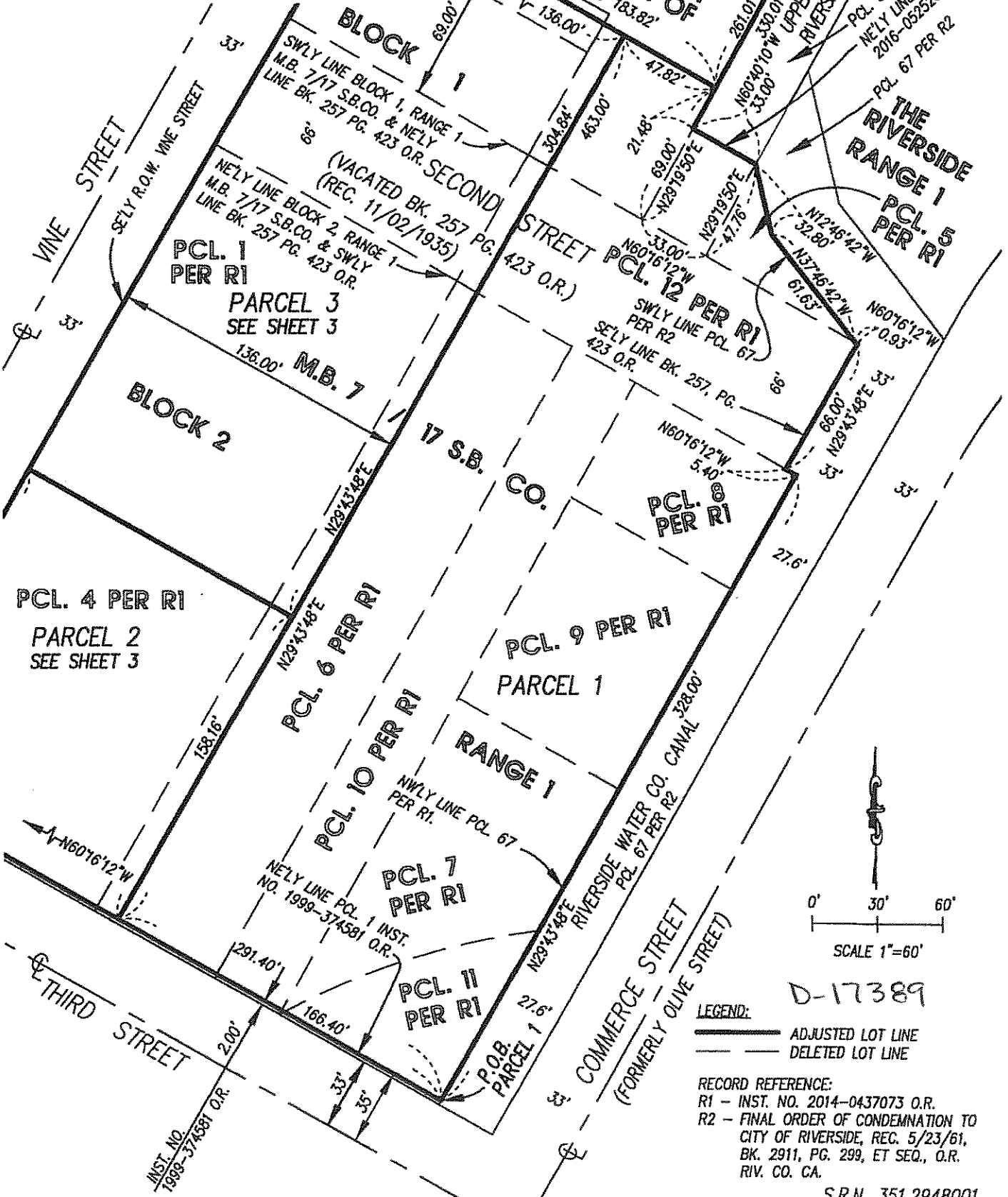
Theodore M. Krull 1-30-17
 THEODORE M. KRULL L.S. 5848 DATE

LOT LINE ADJUSTMENT-P16-0868
 CERTIFICATE OF COMPLIANCE
 PORTION OF BLOCKS 1 AND 2, RANGE 1 OF THE
 TOWN OF RIVERSIDE M.B. 7 / 17 S.B. CO.

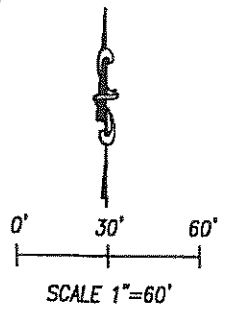
SHEET 2 OF 4 SHEET

SE'LY LINE REC. 10/16/1901 BK. 129, PG. 176
 OF DEEDS & NW'LY LINE PCL. 55 PER R2

MAP OF
 TOWN OF
 RIVERSIDE



THE RIVERSIDE
 RANGE 1
 PCL. 5
 PER RI



D-17389

LEGEND:
 — ADJUSTED LOT LINE
 - - - DELETED LOT LINE

RECORD REFERENCE:
 R1 - INST. NO. 2014-0437073 O.R.
 R2 - FINAL ORDER OF CONDEMNATION TO
 CITY OF RIVERSIDE, REC. 5/23/61,
 BK. 2911, PG. 299, ET SEQ., O.R.
 RIV. CO. CA.

S.R.N. 351.2948001

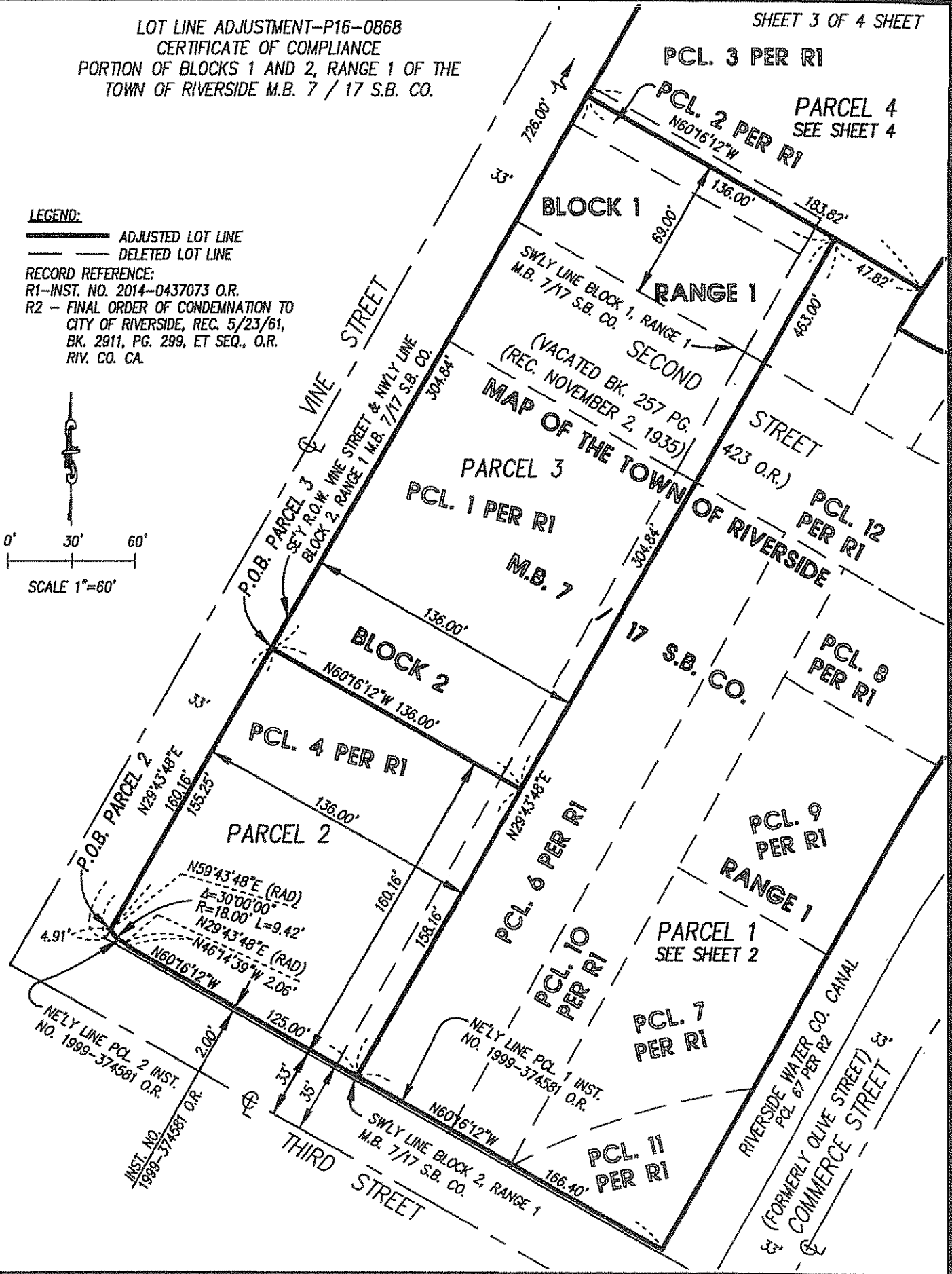
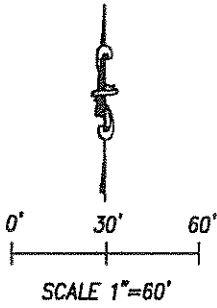
LOT LINE ADJUSTMENT-P16-0868
 CERTIFICATE OF COMPLIANCE
 PORTION OF BLOCKS 1 AND 2, RANGE 1 OF THE
 TOWN OF RIVERSIDE M.B. 7 / 17 S.B. CO.

LEGEND:

-  ADJUSTED LOT LINE
-  DELETED LOT LINE

RECORD REFERENCE:

- R1-INST. NO. 2014-0437073 O.R.
- R2 - FINAL ORDER OF CONDEMNATION TO CITY OF RIVERSIDE, REC. 5/23/61, BK. 2911, PG. 299, ET SEQ., O.R. RIV. CO. CA.

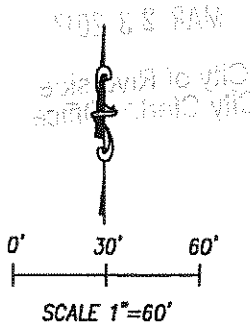


LOT LINE ADJUSTMENT-P16-0868
 CERTIFICATE OF COMPLIANCE
 PORTION OF BLOCKS 1 AND 2, RANGE 1 OF THE
 TOWN OF RIVERSIDE M.B. 7 / 17 S.B. CO.

SHEET 4 OF 4 SHEET

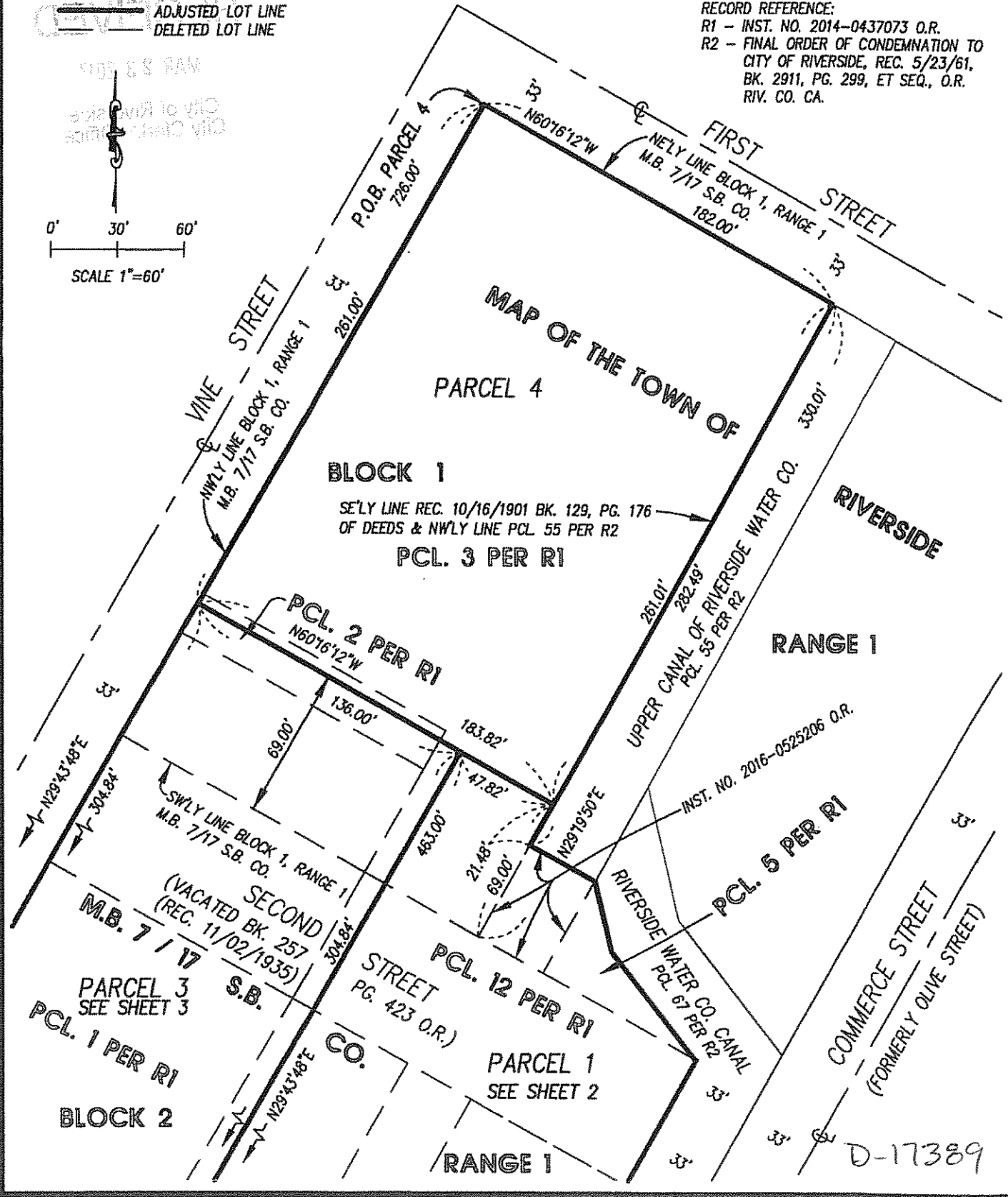
LEGEND:

ADJUSTED LOT LINE
 DELETED LOT LINE



RECORD REFERENCE:

- R1 - INST. NO. 2014-0437073 O.R.
- R2 - FINAL ORDER OF CONDEMNATION TO CITY OF RIVERSIDE, REC. 5/23/61, BK. 2911, PG. 299, ET SEQ., O.R. RIV. CO. CA.



D-17389