

When recorded mail to:

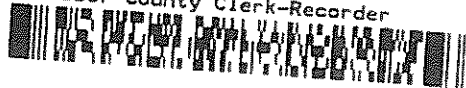
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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

2017-0386619

09/19/2017 09:26 AM Fee: \$ 0.00
Page 1 of 6

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



110

FOR RECORDER'S OFFICE USE ONLY

Project: P15-0847 & P15-0848
Por. APN's: 230-090-014 & 230-090-016
Address: 3490 & 3500 Madison street

D - 17434

GRANT OF EASEMENT

HFC/PRP Madison, LLC, a Delaware limited liability company, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant 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 public street and highway purposes, together with all rights to construct and maintain the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, and other improvements consistent with the use as a public street and highway, in, under, 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 Riverside, County of Riverside, State of California.

D-17434

Dated 9-8-17

HFC/PRP Madison, LLC,
a Delaware limited liability company

By: Hanover-PRP Properties, LLC,
a Delaware limited liability company

By: Peninsula Retail Partners IV, LLC
a California limited liability company
Its Managing Member

By: [Signature]
Name: Brett Del Valle
Its: Manager

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

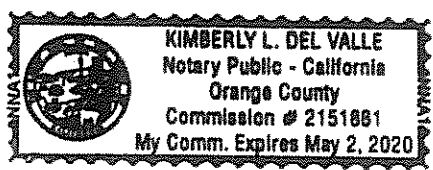
On 9/8/2017, before me, Kimberly L. Del Valle,
notary public, personally appeared, Brett Del Valle

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.

Kimberly L. Del Valle
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 September 18, 2017

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

APPROVED AS TO FORM:


BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION
STREET AND HIGHWAY EASEMENT

POR APN: 230-090-014 & -016
PROJECT: P15-0847-0848

THAT PORTION LYING WITHIN PARCELS 1 AND 3 OF CERTIFICATE OF COMPLIANCE P16-0657, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER DOCUMENT RECORDED NOVEMBER 1, 2016 AS INSTRUMENT NO. 2016-0483282, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 1, ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON STREET (56.00' HALF WIDTH) AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE;

THENCE NORTH 34°00'00" WEST 40.00 FEET ALONG THE NORTHEASTERLY LINES OF SAID PARCELS 1 AND 3 RESPECTIVELY AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO AN ANGLE THEREIN;

THENCE CONTINUING NORTH 29°25'34" WEST 122.10 FEET ALONG SAID NORTHEASTERLY LINE OF SAID PARCEL 3 AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE MOST NORTHERLY CORNER OF SAID PARCEL 3;

THENCE SOUTH 56°00'00" WEST 9.74 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 3 TO A LINE PARALLEL WITH AND DISTANT 56.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID MADISON STREET;

THENCE SOUTH 34°00'00" EAST 106.78 FEET ALONG SAID PARALLEL LINE;

THENCE SOUTH 11°38'33" WEST 20.28 FEET TO A LINE PARALLEL WITH AND DISTANT 70.50 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID MADISON STREET;

THENCE SOUTH 34°00'00" EAST 40.75 FEET ALONG SAID PARALLEL LINE TO A POINT IN SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE NORTH 56°00'00" EAST 14.50 FEET ALONG SAID SOUTHEASTERLY LINE OF SAID PARCEL 1 TO THE **POINT OF BEGINNING**.

PARCEL "B"

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON STREET (44.00' HALF WIDTH) AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE;

THENCE SOUTH 34°00'00" EAST 92.46 FEET ALONG SAID NORTHEASTERLY LINE TO THE SOUTHEASTERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 56°00'00" WEST 26.50 FEET ALONG SAID SOUTHEASTERLY LINE TO A LINE PARALLEL WITH AND DISTANT 70.50 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID MADISON STREET;

THENCE NORTH 34°00'00" WEST 30.83 FEET ALONG SAID PARALLEL LINE;

THENCE NORTH 13°08'38" EAST 19.78 FEET TO A LINE PARALLEL WITH AND DISTANT 56.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID MADISON STREET;

THENCE NORTH 34°00'00" EAST 48.18 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1;

THENCE NORTH 56°00'00" EAST 12.00 FEET ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL 1 TO THE POINT OF BEGINNING;

CONTAINS APPROXIMATELY 2940 SQUARE FEET OR 0.07 ACRES TOTAL

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

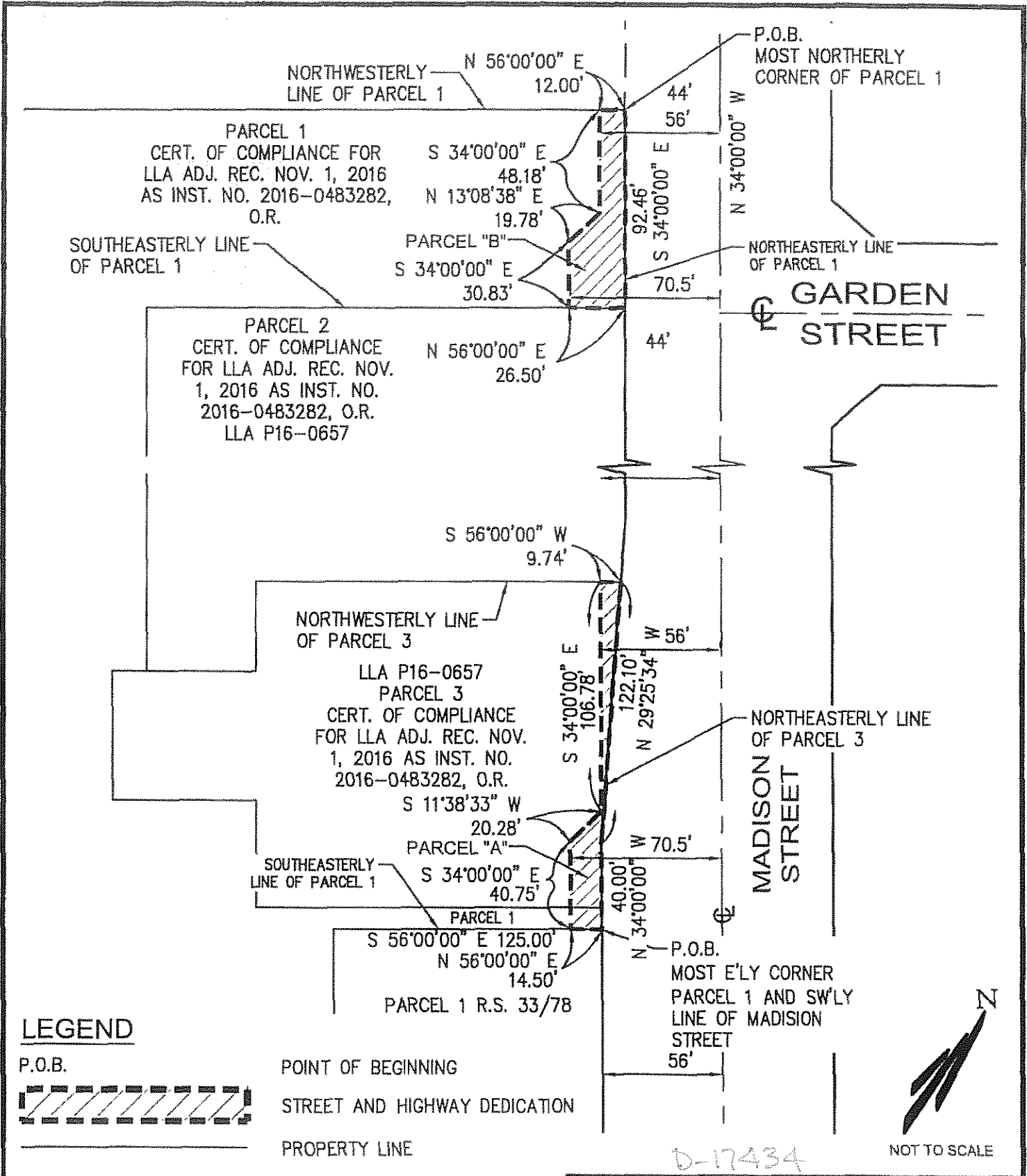


DUSTIN BYRON WILTON, P.L.S. 8080
REGISTRATION EXPIRES 12/31/17






8-21-17
DATE

DESCRIPTION APPROVAL:

 8/23/17
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR



LEGEND

-  P.O.B.
-  STREET AND HIGHWAY DEDICATION
-  PROPERTY LINE
-  RIGHT-OF-WAY
-  CENTERLINE

D-17434

NOT TO SCALE



TAIT

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