

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)

2018-0105194

03/21/2018 08:51 AM Fee: \$ 0.00

Page 1 of 7

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



110

FOR RECORDER'S OFFICE USE ONLY

D-

Project: 3750 Main Street
A.P.N 213-271-013
Water Backflow Device

17469

**EASEMENT FOR WATER BACKFLOW
DEVICE INSPECTION**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Imperial Hardware Lofts, LLC, a California Limited Liability Company, as Grantor grants to the City of Riverside, a California charter city and municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for inspection and approval of water backflow devices, together with all necessary appurtenances, in, under, over and along that certain real property as described and depicted 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 enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other materials 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 inspecting and approving said water backflow devices.

Grantor acknowledges that Grantee's responsibility to construct, reconstruct, maintain, operate, repair, replace and remove said water backflow devices, together with all necessary appurtenances, will cease at the demarcation point as described in Exhibit "B" and that Grantor is responsible to construct, reconstruct, maintain, operate, repair, replace, remove and inspect said facilities beyond the demarcation point described herein.

Except as to the sole negligence or willful misconduct of the Grantee, Grantor will, insofar as it may legally do so, indemnify and hold Grantee harmless from and against any of all claims, demands, suits, judgments, expenses and costs on account of injury to or death of, any person, of loss of or damage to property, arising out the inspection and approval of said water backflow devices.

This Easement shall run with the land and shall be binding upon and inure to the benefit of Grantee. Grantor, their heirs, successors and assigns in interest, shall be bound by all the terms and conditions contained in this easement document and all the parties thereto shall be jointly and severally liable thereunder.

[Grantor] Imperial Hardware Lofts, LLC,

By: 

ROBERT DOONAN
Name

MANAGER
Title

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

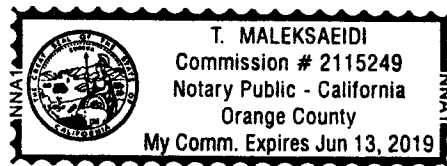
On November 19, 2017 before me, T. MALEKSAEIDI, NOTARY PUBLIC, personally appeared

Robert Dodman (Name) 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.

T. Maleksaeidi
Signature

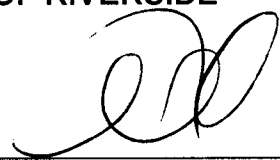


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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.

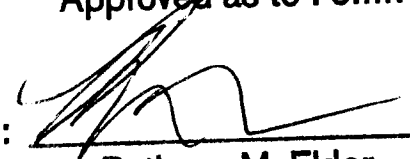
Dated March 14, 2018

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

Approved as to Form:

By: 

Ruthann M. Elder
Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

Imperial Hardware
Blanket Backflow Inspection Easement
A.P.N: 213-271-013

That certain real property in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1 of Certificate of Compliance for Lot Merger P14-0748 recorded October 3, 2014 as Document No. 2014-0377741 of Official Records of Riverside County, California, being described as follows:

That portion of Block 7, Range 6, of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the Southwesterly corner of said Block 7;

THENCE Northerly along the Easterly Line of Main Street, a distance of 180.50 feet to the centerline of a 16 inch Party Wall as described in a deed recorded December 18, 2012 as Document No. 2012-0614016 of Official Records of Riverside County, California;



THENCE Easterly and Parallel with the Northerly Line of University Avenue (formerly Eighth Street), a distance of 150 feet to the Westerly Line of a 15 foot Alley;

THENCE Southerly along the Westerly Line of said 15 foot Alley 180.50 feet to said Northerly Line of University Avenue;

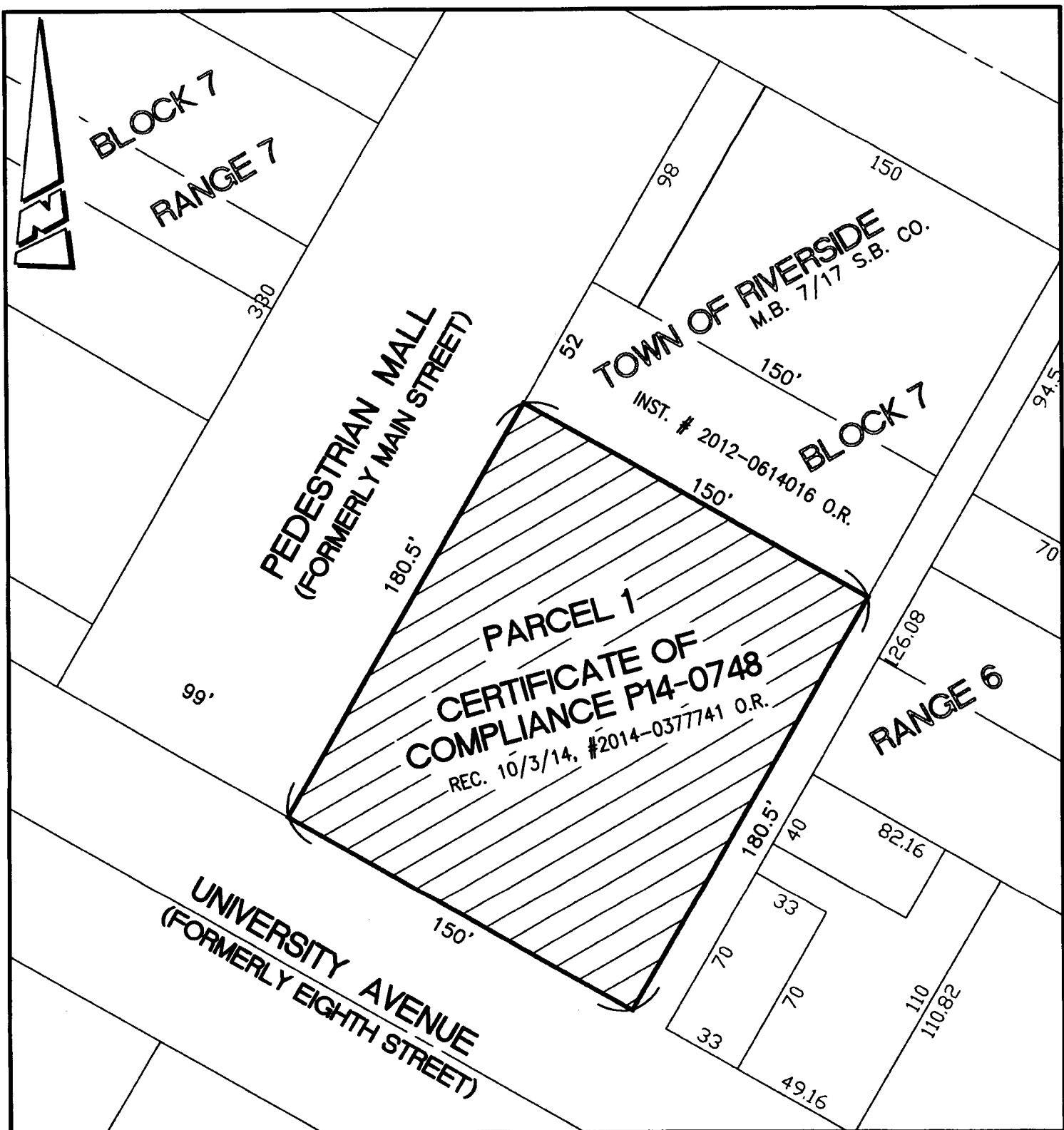
THENCE Westerly along said Northerly Line of University Avenue to the **POINT OF BEGINNING**.

Area – 0.62 Ac.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 5/8/16 Prep. 
Curtis C. Stephens, L.S. 7519 Date





• CITY OF RIVERSIDE, CALIFORNIA •

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.

SHEET 1 OF 1

D-17469

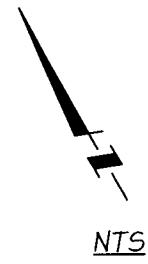
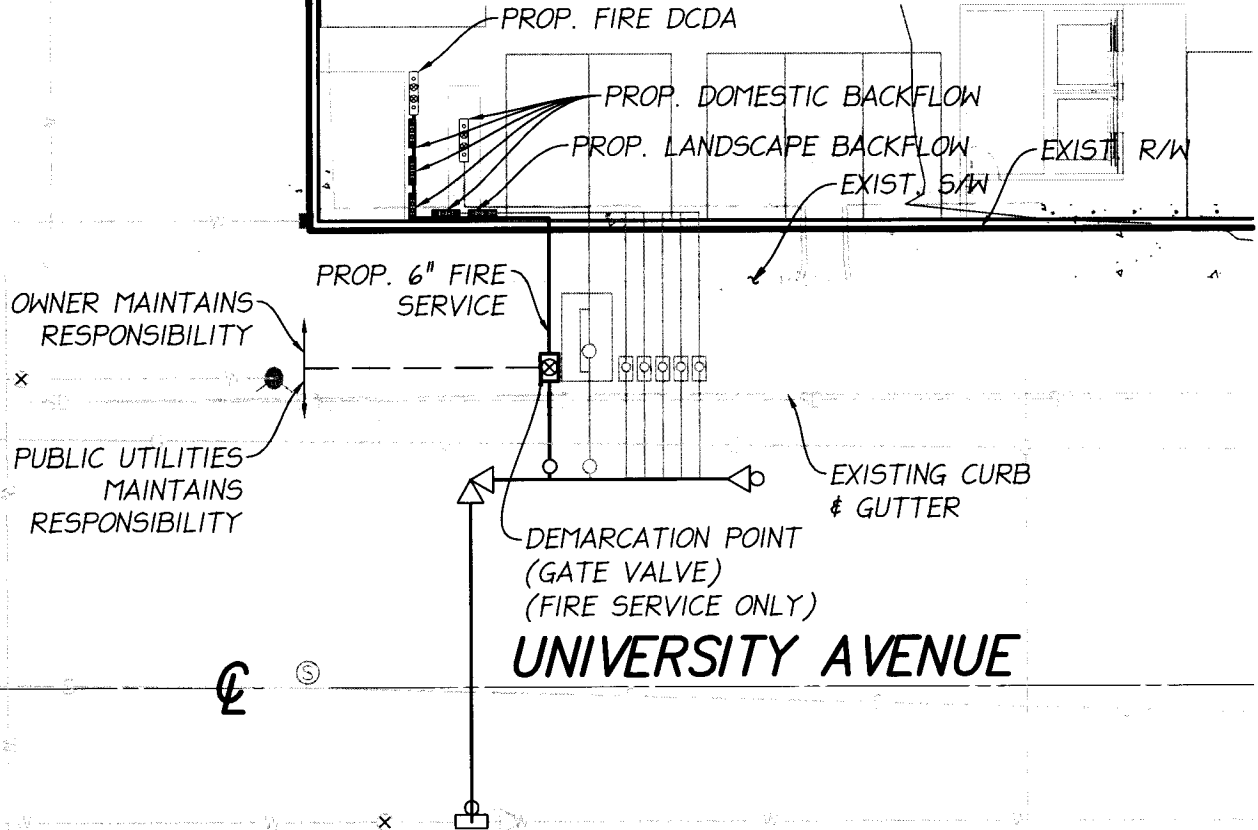
SCALE: 1"=50'

DRAWN BY: CURT

DATE: 5/17/16

SUBJECT: IMPERIAL HARDWARE - BLANKET EASEMENT FOR BACKFLOW INSPECTION

3750 MAIN STREET



D-17469

PSOMAS

1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
(951) 787-8421 WWW.PSOMAS.COM

EXHIBIT "B"

DEMARCATION EXHIBIT

W.O. 4RAT010100

BY: AW

DATE: 05/2016

SCALE: 1"=20'

PAGE: 1 of 1