

361840

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

OCT - 3 1997

Records in Official Records
of Riverside County, California
Recorder

Fees \$ _____

[Handwritten signature]

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Unified School District
Fremont St. & Industrial Ave.
A.P.N. 187-230-015, 240-018 & 250-017

D
14136

GRANT OF EASEMENT

RIVERSIDE UNIFIED SCHOOL DISTRICT, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 utilities, sewers, drains 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.

Dated 9/16/97

RIVERSIDE UNIFIED SCHOOL DISTRICT

By Kirk R. Lewis

Title Assistant Superintendent - Operations

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

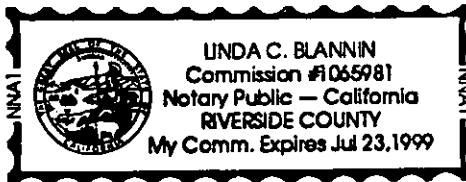
State of California }
County of RIVERSIDE } ss

On Sept 16 1997, before me Linda Blannin
(date) (name)

a Notary Public in and for said State, personally appeared

Kirk R. Lewis
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Linda C. Blannin
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

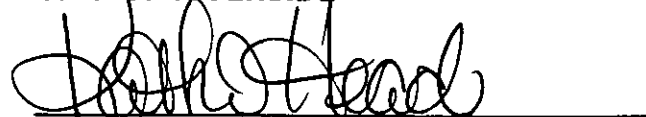
The party(ies) executing this document is/are representing:

**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, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

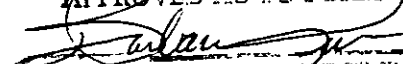
Dated 9/24/97

CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

RUSD.GOE

APPROVED AS TO FORM

ASSISTANT CITY ATTORNEY

LEGAL DESCRIPTION

JOB NO.: 2RUS0203
 DATE: 4/16/97
 PAGE 1 OF 3
 RIGHT OF WAY DEDICATION FOR
 INDUSTRIAL AVENUE

EXHIBIT "A"

THAT PORTION OF BLOCK "A" AND THAT PORTION OF BLOCK 23, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 2 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, FILED IN BOOK 6, PAGE 63 OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THOSE CERTAIN STREETS AND ALLEYS AS SHOWN ON SAID MAP AND AS VACATED BY RESOLUTION NO. 4176 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, AS MORE PARTICULARLY DESCRIBED IN THE CERTIFICATE OF COMPLIANCE DOCUMENT RECORDED AUGUST 22, 1995, AS INSTRUMENT NO. 275565 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF FREMONT STREET AND LIBERTY STREET AS SHOWN ON THE MAP OF TRACT NO. 3 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, FILED IN BOOK 7, PAGE 5 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTH 00°07'15" EAST, 409.01 FEET ALONG THE CENTERLINE OF SAID FREMONT STREET; THENCE LEAVING SAID CENTERLINE, SOUTH 89°52'45" EAST, 33.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 11, 1981 AS INSTRUMENT NO. 229741 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00°07'15" EAST, 107.18 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 18, 1989 AS INSTRUMENT NO. 281989 OF OFFICIAL RECORDS OF SAID COUNTY HAVING A BEARING AND DISTANCE OF "NORTH 00°07'15" EAST, 36.44 FEET"; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LAND THE FOLLOWING COURSES: NORTH 00°07'15" EAST, 36.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 76.01 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°32'19", AN ARC DISTANCE OF 73.68 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 34°34'56" EAST; THENCE NORTH 00°07'15" EAST, 6.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 702.92 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 12°28'08" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°37'07", AN ARC DISTANCE OF 7.59 FEET; THENCE SOUTH 76°54'45" EAST, 84.88 FEET TO THE

LEGAL DESCRIPTION

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TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 267.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 06°49'12" WEST; THENCE LEAVING SAID NORTHERLY LINE AND TRAVELING EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'45" AN ARC DISTANCE OF 31.20 FEET; THENCE SOUTH 89°52'33" EAST, 124.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 333.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°04'45", AN ARC DISTANCE OF 262.00 FEET; THENCE SOUTH 44°47'48" EAST, 119.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 283.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°13'02", AN ARC DISTANCE OF 243.10 FEET; THENCE SOUTH 04°25'14" WEST, 40.54 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 52.24 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00", AN ARC DISTANCE OF 18.24 FEET; THENCE SOUTH 15°34'46" EAST, 59.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 220°00'00", AN ARC DISTANCE OF 230.38 FEET; THENCE NORTH 24°25'14" EAST, 59.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 52.24 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00", AN ARC DISTANCE OF 18.24 FEET; THENCE NORTH 04°25'14" EAST, 40.54 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 217.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°13'02", AN ARC DISTANCE OF 186.40 FEET; THENCE NORTH 44°47'48" WEST, 119.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 267.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°04'45", AN ARC DISTANCE OF 210.07 FEET; THENCE NORTH 89°52'33" WEST, 124.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 333.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°24'09", AN ARC DISTANCE OF 60.46 FEET TO A POINT ON THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF "SOUTH 51°36'15" WEST, 71.89 FEET", AS DESCRIBED SAID INSTRUMENT NO. 275565, A RADIAL LINE TO SAID POINT BEARS SOUTH 10°31'36" WEST; THENCE ALONG THE WESTERLY LINES OF SAID DEED, THE FOLLOWING COURSES:

LEGAL DESCRIPTION

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INDUSTRIAL AVENUE

EXHIBIT "A"

NORTH 51°36'15" EAST, 35.96 FEET; THENCE NORTH 13°05'15" EAST, 39.13 FEET; THENCE
NORTH 76°54'45" WEST, 8.12 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 65,283 SQ. FT. OR 1.499 ACRES.

SEE THE EXHIBIT MAP ATTACHED.

PREPARED UNDER THE DIRECTION OF:

Jeremy L Evans 4/16/97
JEREMY L. EVANS, P.L.S. 5282
LICENSE EXPIRES 12/31/99

DESCRIPTION APPROVAL 4/25/97
Chadson by kg
SURVEYOR, CITY OF RIVERSIDE

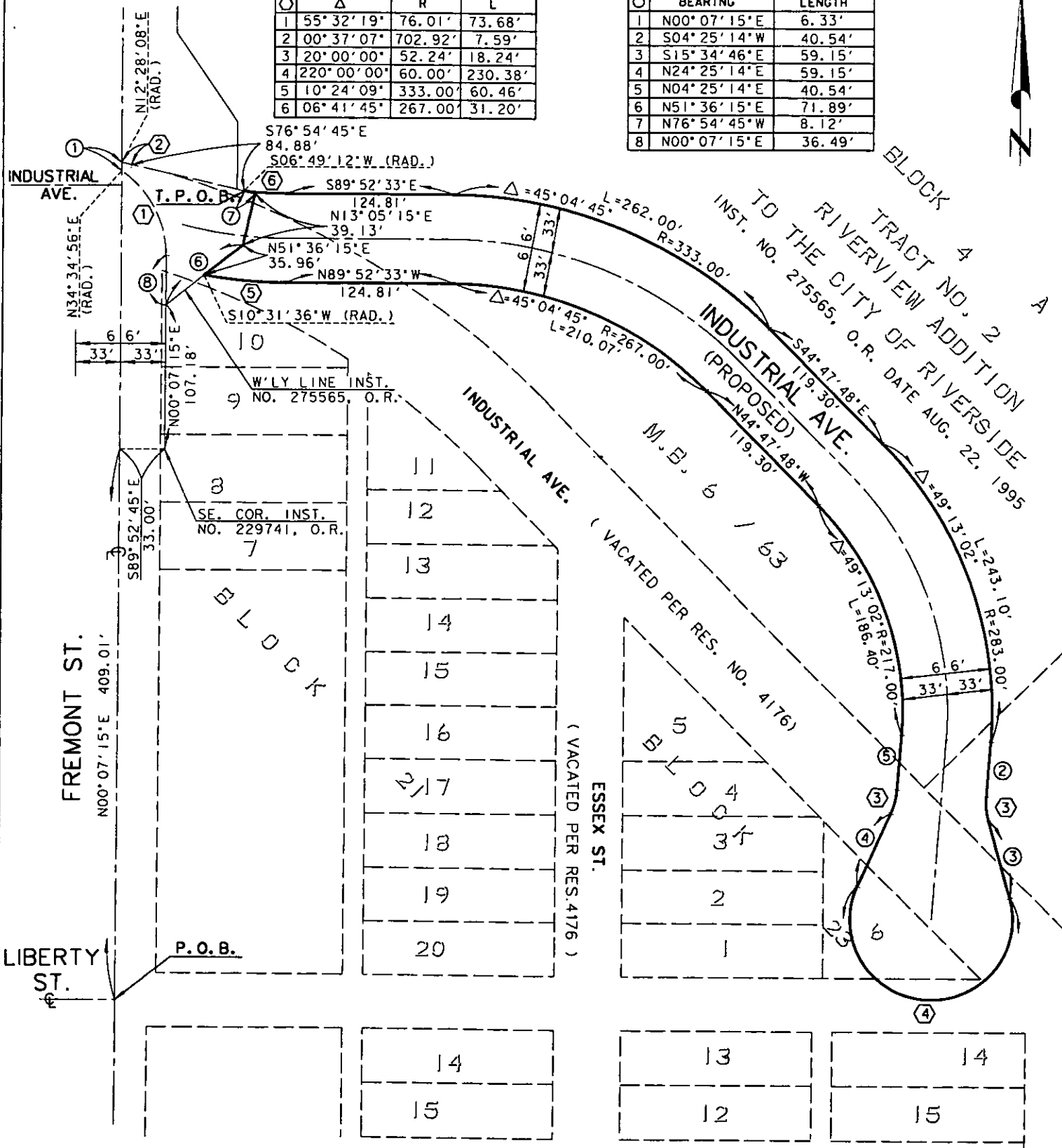


CURVE DATA

Δ	R	L
1 55° 32' 19"	76.01'	73.68'
2 00° 37' 07"	702.92'	7.59'
3 20° 00' 00"	52.24'	18.24'
4 220° 00' 00"	60.00'	230.38'
5 10° 24' 09"	333.00'	60.46'
6 06° 41' 45"	267.00'	31.20'

LINE DATA

BEARING	LENGTH
1 N00° 07' 15" E	6.33'
2 S04° 25' 14" W	40.54'
3 S15° 34' 46" E	59.15'
4 N24° 25' 14" E	59.15'
5 N04° 25' 14" E	40.54'
6 N51° 36' 15" E	71.89'
7 N76° 54' 45" W	8.12'
8 N00° 07' 15" E	36.49'



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

HMC GROUP
3270 INLAND EMPIRE BLVD.
ONTARIO, CA 91764

SHEET 1 OF 1

SCALE: 1" = 100'

DRAFTED: DAM

CHECKED: JLE

JOB NUMBER 2RUS0203

APPROVED:

JEREMY L. EVANS
L.S. NO. 5282
EXP. 12/31/99

PSOMAS

Psomas & Associates-Costa Mesa
3187 Red Hill Avenue, #250
Costa Mesa, California 92626
714/751-7373

Engineers
Surveyors
Planners

Jeremy L. Evans

**RIVERSIDE UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION**

RESOLUTION NO. 1997/98-15

**A RESOLUTION OF THE RIVERSIDE UNIFIED SCHOOL DISTRICT DEDICATING
PROPERTY TO THE CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY
PURPOSES AT FREMONT STREET AND INDUSTRIAL AVENUE FOR THE NUTRITION
CENTER**

WHEREAS, on the 25th day of August, 1997, the Board of Education duly adopted a Resolution declaring its intent to dedicate a strip of land for public road and incidental purposes over that portion of Block "A" and that portion of Block 23, in the City of Riverside, County of Riverside, State of California, as shown on the map of Tract No. 2 of the Riverview addition to the City of Riverside, filed in book 6, page 63 of maps, records of said County, together with that portion of those certain streets and alleys as shown on said map and as vacated by Resolution No. 4176 of the City Council of the City of Riverside, as more particularly described in the certificate of compliance document recorded August 22, 1995, as instrument No. 275565 of official records of said County, described as a whole as follows:

Commencing at the centerline intersection of Fremont Street and Liberty Street as shown on the map of Tract No. 3 of the Riverview addition to the City of Riverside, filed in Book 7, Page 5 of maps, records of said County;

Thence North $00^{\circ}07'15''$ East, 409.01 feet along the centerline of said Fremont Street;

Thence leaving said centerline, South $89^{\circ}52'45''$ East, 33.00 feet to the Southeast corner of that certain parcel of land conveyed to the City of Riverside by deed recorded December 11, 1981 as instrument No. 229741 of official records of said County;

Thence North $00^{\circ}07'15''$ East, 107.18 feet along the East line of said parcel to the southerly terminus of that certain course in the Westerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded August 18, 1989 as instrument No. 281989 of official records of said County having a bearing and distance of "North $00^{\circ}07'15''$ East, 36.44 feet";

Thence along the Westerly and Northerly lines of said land the following courses: North $00^{\circ}07'15''$ East, 36.49 feet to the beginning of a curve, concave Southwesterly, having a radius of 76.01 feet;

Thence Northerly and Northwesterly along said curve through a central angle of $55^{\circ}32'19''$, and arc distance of 73.68 feet, a radial line to said point bears North $34^{\circ}34'56''$ East;

Thence North $00^{\circ}07'15''$ East, 6.33 feet to the beginning of a non-tangent curve, concave Southerly, having a radius of 702.92 feet, a radial line to said point bears North $12^{\circ}28'08''$ East;

Thence Easterly along said curve through a central angle of $00^{\circ}37'07''$, an arc distance of 7.59 feet;

Thence South $76^{\circ}54'45''$ East, 84.88 feet to the true point of beginning, said point also being the beginning of a non-tangent curve concave Northerly having a radius of 267.00 feet, a radial line to said beginning bears South $06^{\circ}49'12''$ West;

Thence leaving said Northerly line and traveling Easterly along said curve through a central angle of $06^{\circ}41'45''$ an arc distance of 31.20 feet;

Thence South $89^{\circ}52'33''$ East, 124.81 Feet to the beginning of a curve, concave Southwesterly, having a radius of 333.00 feet;

Thence Southeasterly along said curve through a central angle of $45^{\circ}04'45''$, an arc distance of 262.00 feet;

Thence South $44^{\circ}47'48''$ East, 119.30 feet to the beginning of a curve, concave southwesterly, having a radius of 283.00 feet;

Thence Southeasterly along said curve through a central angle of $49^{\circ}13'02''$, an arc distance of 243.10 feet;

Thence South $04^{\circ}25'14''$ West, 40.54 feet to the beginning of a curve, concave Easterly, having a radius of 52.24 feet;

Thence Southerly along said curve through a central angle of $20^{\circ}00'00''$, and arc distance of 18.24 feet;

Thence South $15^{\circ}34'46''$ East, 59.15 feet to the beginning of a curve, concave northerly, having a radius of 60.00 feet;

Thence Southerly, Westerly and Northerly along said curve through a central angle of $220^{\circ}00'00''$, an arc distance of 230.38 feet;

Thence North $24^{\circ}25'14''$ East, 59.15 feet to the beginning of a curve, concave Westerly, having a radius of 52.24 feet;

Thence Northerly along said curve through a central angle of $20^{\circ}00'00''$, an arc distance of 18.24 feet;

Thence North $04^{\circ}25'14''$ East, 40.54 feet to the beginning of a curve, concave Southwesterly, having a radius of 217.00 feet;

Thence Northwesterly along said curve through a central angle of $49^{\circ}13'02''$, an arc distance 186.40 feet;

Thence North $44^{\circ}47'48''$ West, 199.30 feet to the beginning of a curve, concave southwesterly, having a radius of 267.00 feet;

Thence Northwesterly along said curve through a central angle of $45^{\circ}04'45''$, an arc distance 210.07 feet;

Thence North $89^{\circ}52'33''$ West, 124.81 feet to the beginning of a curve, concave Northerly, having a radius of 333.00 feet;

Thence Westerly along said curve, through a central angle of $10^{\circ}24'09''$, an arc distance of 60.46 feet to a point on that certain course having a bearing and distance of "South $51^{\circ}36'15''$ West, 71.89 feet", as described said instrument No. 275565, a radial line to said point bears South $10^{\circ}31'36''$ West;

Thence along the Westerly lines of said deed, the following courses: North $51^{\circ}36'15''$ East, 35.96 feet;

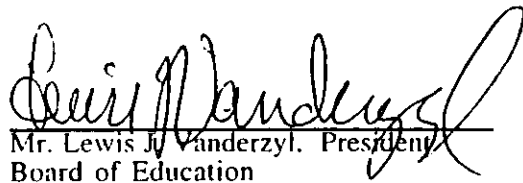
Thence North $13^{\circ}05'15''$ East, 39.13 Feet;

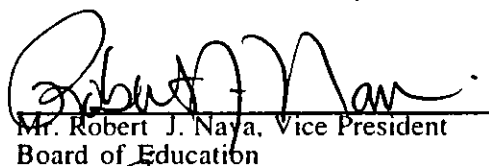
Thence North $76^{\circ}54'45''$ West, 8.12 feet to the true point of beginning.

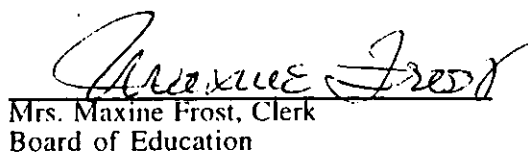
WHEREAS, this being the time for said public hearing, and hearing having been duly held and no protest having been made or entered:

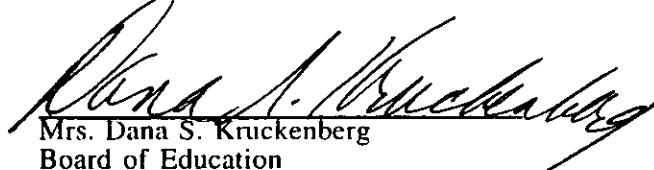
BE IT FURTHER RESOLVED. That the Assistant Superintendent, Operations, is hereby authorized and directed to dedicate property to the City of Riverside for public street and highway purposes at Fremont Street and Industrial Avenue for the Nutrition Center.

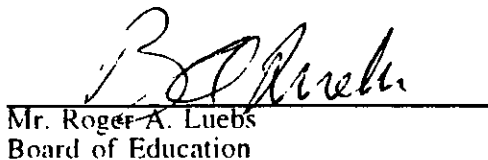
We certify that the Resolution above was duly adopted by the Board of Education of the Riverside Unified School District at its regular meeting held on September 15, 1997.


 Mr. Lewis J. Vanderzyl, President
 Board of Education


 Mr. Robert J. Naya, Vice President
 Board of Education


 Mrs. Maxine Frost, Clerk
 Board of Education


 Mrs. Dana S. Kruckenberg
 Board of Education


 Mr. Roger A. Luebs
 Board of Education