

When recorded mail to:

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

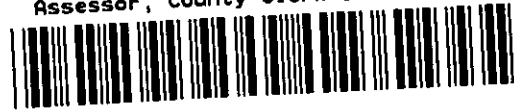
DOC # 2001-446684

09/14/2001 08:00A Fee:NC

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Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



FREE RECORDING

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

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FOR RECORDER'S OFFICE USE ONLY

C
AS

Project: **MP-005-001**
Palmyrita/Northgate/Columbia R/W

D - 14765

GRANT OF EASEMENT

STN REALTY CALIFORNIA, LLC, a California Limited Liability Company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 August 29, 2001

**STN REALTY CALIFORNIA, LLC, a California
Limited Liability Company**

By: Albert I. Salama

Title: Manager

By: Albert I. Salama

Title: _____

GENERAL ACKNOWLEDGEMENT

State of New Jersey
California

County of Middlesex }^{ss}

On 8/29/01, before me Ryan E. Nelson
(date) (name)

a Notary Public in and for said State, personally appeared

Albert I. Salama
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.

Ryan E. Nelson
Signature

RYAN E. NELSON
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 9/25/2004

OPTIONAL SECTION

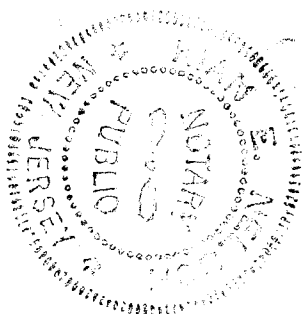
CAPACITY CLAIMED BY SIGNER

() 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 9/11/01

APPROVED AS TO FORM
[Signature]
DEPUTY CITY ATTORNEY

[Signature]
**Real Property Services Manager
of the City of Riverside**

MP005001RW



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EXHIBIT "A"
Sabert Corporation Case No. MP-005-01
Northgate Street

Those portions of Lots 8 and 9 of East Riverside Land Co., as shown by map on file in Book 6, Page 44 of Maps, Records of San Bernardino County, California, being described as follows:

PARCEL 1

A strip of land 66.00 feet wide, the centerline of said strip of land being described as follows:

COMMENCING at the Northeast corner of said Lot 8, being a point in the southerly line of Palmryita Avenue, 33 feet half width;

Thence S.00°09'12"E. along the easterly line of said Lot 8, a distance of 25.00 feet, to a line parallel and 25.00 feet southerly of the Northerly line of said Lot 8;

Thence S.89°51'34"W. along said parallel line, a distance of 99.02 feet, to the **POINT OF BEGINNING**, hereinafter referred to as Point 'A';

Thence S.00°08'26"W., a distance of 34.75 feet, to the beginning of a tangent curve, concave northeasterly, having a radius of 300.00 feet;

Thence southeasterly along said curve, through a central angle of 27°08'46", an arc length of 142.14 feet, to the beginning of a reverse curve, concave southwesterly, having a radius of 300.00, the initial radial line bears S.62°43'06"W;

Thence Southeasterly along said reverse curve, through a central angle of 27°07'43", an arc length of 142.04 feet, to a line parallel with and 33.00 feet westerly of the Easterly line of said Lots 8 and 9;

Thence S.00°09'12"E. along said parallel line, a distance of 913.80 feet, to a line 11.00 feet northerly of the southerly line of said Lot 9, being a point in the northerly line of Columbia Avenue, 33.00 feet half width, being the terminus of said centerline description, hereinafter referred to as Point 'B'.

The above described parcel of land contains 81,362 square feet, more or less.



PARCEL 2

COMMENCING at the hereinbefore described Point 'A';

Thence N.89°51'34"E. along said line parallel and 25.00 feet southerly of the northerly line of Lot 8, a distance of 33.00 feet, being the **POINT OF BEGINNING**

Thence S.00°08'26"E., a distance of 27.00 feet;

Thence N.41°29'35"E., a distance of 36.12 feet, to said line parallel and 25.00 feet southerly of the northerly line of Lot 8;

Thence S.89°51'34"W. along said parallel line, a distance of 24.00 feet, to the Point of Beginning.

The above described parcel of land contains 324 square feet, more or less.

PARCEL 3

COMMENCING at the hereinbefore described Point 'A';

Thence S.89°51'34"W. along said line parallel and 25.00 feet southerly of the northerly line of Lot 8, a distance of 33.00 feet, being the **POINT OF BEGINNING**;

Thence S.00°08'26"E., a distance of 27.00 feet;

Thence N.41°46'27"W., a distance of 36.12 feet, to said line parallel and 25.00 feet southerly of the northerly line of Lot 8;

Thence N.89°51'34"E. along said parallel line, a distance of 24.00 feet, to the Point of Beginning.

The above described parcel of land contains 324 square feet, more or less.



PARCEL 4

COMMENCING at the hereinbefore described Point 'B';

Thence S.89°53'03"W. along said line parallel and 11.00 feet northerly of the southerly line of Lot 9, a distance of 33.00 feet, being the POINT OF BEGINNING;

Thence N.00°09'12"W., a distance of 27.00 feet;

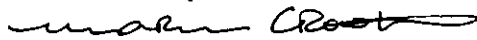
Thence S.41°30'04"W., a distance of 36.12 feet, to said line parallel and 11.00 feet northerly of the southerly line of Lot 9;

Thence N.89°53'03"E. along said parallel line, a distance of 24.00 feet, to the Point of Beginning.

The above described parcel of land contains 324 square feet, more or less.

KCT CONSULTANTS, INC.

Prepared Under the Supervision of:



Marissa Crowther, PLS No. 6152

Date: Aug 21, 2001



DESCRIPTION APPROVAL 8/21/01
Walter R. Ince
for SURVEYOR, CITY OF RIVERSIDE





Palmyra Avenue
Monumented Centerline

N89°51'34"E
99.02'
NE Cor. Lot 8

N89°51'34"E

Const. Centerline
N'y Line of Lot 8

See Detail "B"

N0°09'12"W 25.00'

See Detail "A"

34.75'

N00°08'26"W

R=300.00'

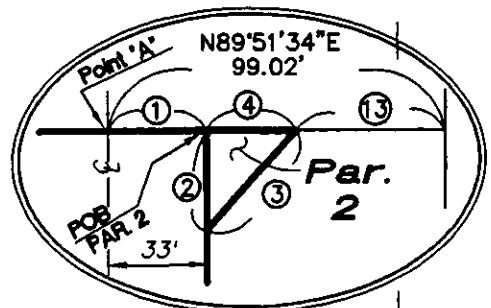
L=142.14'

Δ=27°08'46"

S62°43'06"W (R)

R=300.00' L=142.04'
Δ=27°07'43"

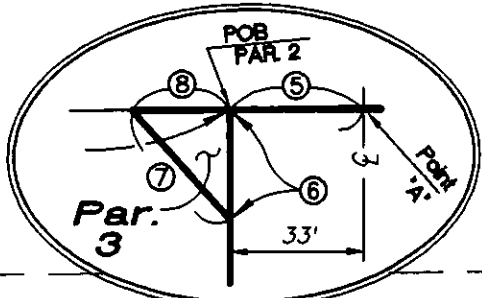
Lot 8



Lot 7

Detail "A"

Not to Scale

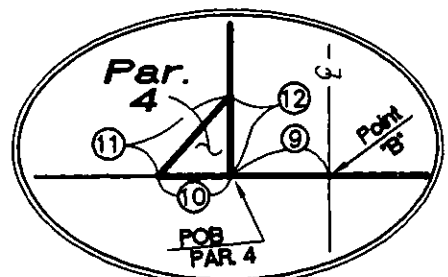


Detail "B"

Not to Scale

Lot 9

East Riverside



Detail "C"

Not to Scale

See Detail "C"

Parcel 1
C/L 66' Wide Strip

N00°09'12"W 913.80'

Easterly line Lots 8 & 9

Land Co.
M.B. 6/44 SB Co.

Lot 10

LINE COURSE TABLE

| | |
|---|--------------------|
| ① | N89°51'34"E 33.00' |
| ② | N0°08'26"W 27.00' |
| ③ | N41°29'35"E 36.12' |
| ④ | N89°51'34"E 24.00' |
| ⑤ | N89°51'34"E 33.00' |
| ⑥ | N0°08'26"W 27.00' |
| ⑦ | N41°46'27"W 36.12' |
| ⑧ | N89°51'34"E 24.00' |
| ⑨ | N89°53'03"E 33.00' |
| ⑩ | N89°53'03"E 24.02' |
| ⑪ | N41°30'04"E 36.14' |
| ⑫ | S0°09'12"E 27.02' |
| ⑬ | N89°51'34"E 44.02' |

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MARISSA CROWTHER, PLS6152
DATE 8-21-01



PROPOSED STREET
New Northgate Street
KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 908/341-8640 Fax: 908/341-8645
e-mail: kctinc@attoramp.com

EXHIBIT "B"
Sheet 1 of 1
Scale: 1"=200'
March 2001
WO 1188-01

14765

EXHIBIT "A"

Sabert Corporation – Case No. MP-005-001

Columbia Avenue Right of Way

That portion of Lot 9 of East Riverside Land Co., as shown by map on file in Book 6, Page 44 of Maps, Records of San Bernardino County, California, being described as follows:

BEGINNING at the Southeast corner of said Lot 9, being a point in the northerly line of Columbia Avenue, 33 feet half width;

Thence S.89°53'03"W. along the Southerly line of said Lot 9, a distance of 645.12 feet, to the Southwest corner of said Lot 9, also being a point in the Easterly line of Northgate Street, 33 feet half width;

Thence N.00°09'38"W. along the Westerly line of said Lot 9, a distance of 22.00 feet, to a line parallel and 22 feet northerly of said Southerly line of Lot 9;

Thence N.89°53'03"E., along said parallel line, a distance of 77.04 feet;

Thence S.88°44'24"E., a distance of 458.20 feet, to a line parallel and 11 feet northerly of said Southerly line of Lot 9;

Thence N.89°53'03"E., along said parallel line, a distance of 110.02 feet, to the Easterly line of said Lot 9;

Thence S.00°09'12"E., along said Easterly line of Lot 9, a distance of 11.00 feet to the Point of Beginning.

The above described parcel of land contains 10,463 square feet, more or less.

KCT CONSULTANTS, INC.

Prepared Under the Supervision of:

Marissa Crowther

Marissa Crowther, PLS No. 6152

Date: Aug. 21, 2001



DESCRIPTION APPROVAL 8/23/01

Walter R. Fry
SURVEYOR, CITY OF RIVERSIDE

KCF

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SCALE: 1"=100'

East Riverside

Land Co.
MB 6/44 SB Co

Lot 9

Proposed
Northgate St.

Easterly line Lot 9

Lot 10

33'
Northgate Street
N0°09'38"W 22.00'

N89°53'03"E
77.04'

R/W Dedication

N89°53'03"E
110.02'

N88°44'24"W 458.20'

N89°53'03"E 645.12'

Southerly Line of Lot 9

SW Cor. Lot 9

Columbia Avenue

SE Cor. Lot 9
Point of Beginning

S0°09'12"E 11.00'



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09/14/2001 08:00A
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| | | |
|---|---|--|
| Prepared under the supervision of: MARISSA CROWTHER, PLS6152 DATE 0-21-01 | COLUMBIA AVENUE RIGHT OF WAY | EXHIBIT "B" Sheet 1 of 1 Scale: 1"=100' June 2001 WO 1188-01 |
| | KCT CONSULTANTS, INC. Civil Engineers - Surveyors - Planners P.O. Box 5705 Riverside, CA 92517-5705 Phone: 909/341-8940 Fax: 909/341-8645 4344 Latham St., Suite 200, Riverside, CA 92501 e-mail: kctinc@stonramp.com | |

14765

EXHIBIT "A"

Sabert Corporation – Case No. MP-005-001

Palmyrita Avenue Right of Way

That portion of Lot 8 of East Riverside Land Co., as shown by map on file in Book 6 of Maps, Page 44 thereof, Records of San Bernardino County, California, being described as follows:

BEGINNING at the Northeast corner of said Lot 8, being a point in the southerly line of Palmryita Avenue, 33 feet half width;

Thence S.00°09'12"E. along the Easterly line of said Lot 8, a distance of 25.00 feet, to a line parallel and 25 feet southerly of the Northerly line of said Lot 8;

Thence S.89°51'34"W. along said parallel line, a distance of 425.82 feet;

Thence northwesterly along a curve concave northeasterly, having a radius of 2042.00 feet, through an angle of 5°22'19", an arc length of 191.46 feet, to the southeasterly line of that certain parcel of land described in Grant Deed to the City of Riverside, recorded March 27, 1981 as Instrument No. 54553, Official Records of Riverside County, California;

Thence N.54°38'31"E. along said southeasterly line, a distance of 27.80 feet, to the northerly line of said Lot 8;

Thence N.89°51'34"E. along said northerly line, a distance of 594.28 feet, to the POINT OF BEGINNING.

The above described parcel of land contains 14,672 square feet, more or less.

KCT CONSULTANTS, INC.

Prepared Under the Supervision of:

Marissa Crowther

Marissa Crowther, PLS No. 6152

Date: Aug. 21, 2001



DESCRIPTION APPROVAL 8/23/01
Walter R. Ginc
SURVEYOR, CITY OF RIVERSIDE by ---

KCT

14765

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09/14/2001 08:08A
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PM 24869
PM 171/94-95

N05°13'53"E
RADIAL
R=1951.00'

Palmyrita Avenue

Monumented Centerline

(Private Street)

NE Cor. Lot 8
Point of Beginning

R=1998.00'
CL Const. Centerline

N89°51'34"E 594.28' N'y Line of Lot 8

Existing R/W

L=191.46'
R=2042.00'
Δ=5°22'19"

N89°51'34"E 425.82'

R/W Dedication

Grant Deed in favor of City of
Riverside, Inst. No. 54553.
(Mar. 27, 1981)

N54°38'31"E 27.80'

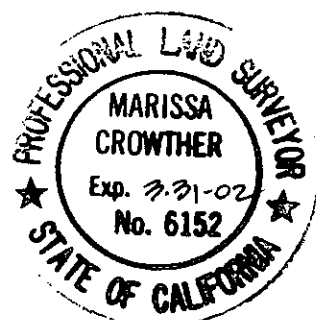
Northgate Street

Proposed Northgate St.

N0°09'12"W 25.00'

Easterly line Lot 8
Lot 7

East Riverside Land Co.
M.B. 6/44 SB Co.



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09/14/2001 08:09A
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Prepared under the supervision of:
Marissa Crowther
MARISSA CROWTHER, PLS6152
DATE 8-21-01

PALMYRITA AVENUE RIGHT OF WAY

KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 909/341-8840 Fax: 909/341-8643
e-mail: kctinc@atn.com

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EXHIBIT "B"
Sheet 1 of 1
Scale: 1"=100'
June 2001
WO 1188-01

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