

When recorded mail to:

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

DOC # 2005-0077201

01/27/2005 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

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

Project: Pacific Park
APN: 257-030-035
Address: Northgate and Columbia

D - 15428



GRANT OF EASEMENT

PACIFIC PARK INVESTORS, LLC a California Limited Liability Company, 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 1/24/05

PACIFIC PARK INVESTORS, LLC a California
Limited Liability Company, as Grantor

By: [Signature]

By: [Signature]

Print Name: DARRELL A. BUTLER

Print Name: Rufus C. BARKLEY, III

Title: GENERAL MANAGER

Title: GENERAL MANAGER

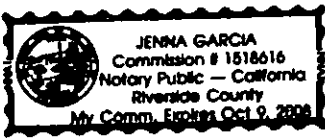
GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On 1-24-05, before me Jenna Garcia
(date) (name)

a Notary Public in and for said State, personally appeared
Darrell A. Butler and Rufus C. Barkley III
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.

[Signature]
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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/26/05

CITY OF RIVERSIDE

BY Mel Hickey

Administrative Services Manager

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY [Signature]
Deputy City Attorney

2005-087201
01/27/2005 08:09A
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EXHIBIT "A"

BEING A PORTION OF PARCEL "D" OF THAT CERTAIN LOT LINE ADJUSTMENT LL-017-023 RECORDED ON NOVEMBER 1, 2002 AS INSTRUMENT NO. 2002-628164 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 67 PAGE 45 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; SAID NORTHEAST CORNER BEING A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF COLUMBIA AVENUE (33.00 FEET IN HALF WIDTH) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE GAGE CANAL (25.00 FEET IN HALF WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 26°21'46" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF THE GAGE CANAL AND SOUTHEASTERLY LINE OF SAID RECORD OF SURVEY A DISTANCE OF 12.28 FEET TO A POINT OF INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY OF SAID GAGE CANAL WITH A LINE THAT IS PARALLEL WITH AND 44.00 FEET, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF COLUMBIA AVENUE AS SHOWN ON SAID RECORD OF SURVEY; SAID POINT ALSO BEING IN COMMON WITH THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED MARCH 6, 2000 AS DOCUMENT NO. 2000-081140, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 89°57'05" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 523.73 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL "D" OF SAID LOT LINE ADJUSTMENT LL-017-023; THENCE CONTINUING ALONG SAID PARALLEL LINE AND THE NORTHERLY LINE OF SAID PARCEL "D", SOUTH 89°57'05" WEST A DISTANCE OF 497.92 FEET TO THE "TRUE POINT OF BEGINNING"; THENCE CONTINUING ALONG SAID PARALLEL LINE AND THE NORTHERLY LINE OF SAID PARCEL "D", SOUTH 89°57'05" WEST A DISTANCE OF 489.18 FEET TO A POINT ON A LINE DESCRIBED AS "NORTH 45°14'34" EAST, 33.76 FEET" IN THAT CERTAIN PARCEL OF LAND IN THAT CERTAIN GRANT OF EASEMENT RECORDED AUGUST 16, 2001 AS DOCUMENT NO. 2001-392934, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 45°13'53" WEST ALONG SAID LINE A DISTANCE OF 18.13 FEET TO A POINT ON A LINE LYING PARALLEL WITH AND 66.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF NORTHGATE STREET (33.00 FEET IN HALF WIDTH), AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 00°04'18" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 193.94 FEET TO AN ANGLE POINT, THENCE NORTH 04°30'04" EAST 75.25 FEET TO A LINE THAT IS PARALLEL WITH AND 72.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF NORTHGATE STREET;

THENCE NORTH 00°04'18" WEST ALONG SAID PARALLEL LINE 97.68 FEET;

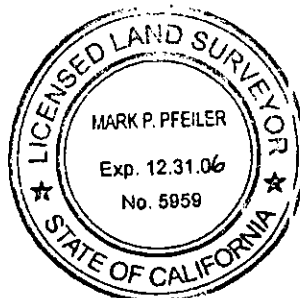
THENCE NORTH 46°09'30" EAST 33.25 FEET TO A POINT THAT IS LOCATED AT 55.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF COLUMBIA AVENUE;

THENCE NORTH 88°36'59" EAST 472.18 FEET TO THE "TRUE POINT OF BEGINNING";

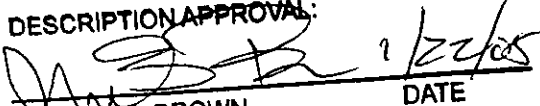
CONTAINING 0.093 ACRES MORE OR LESS.

PREPARED UNDER MY SUPERVISION


MARK P. PFEILER, L.S. 5959



DESCRIPTION APPROVAL:


MARK S. BROWN
CITY SURVEYOR

DATE

15428

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01/27/2005 09:00A
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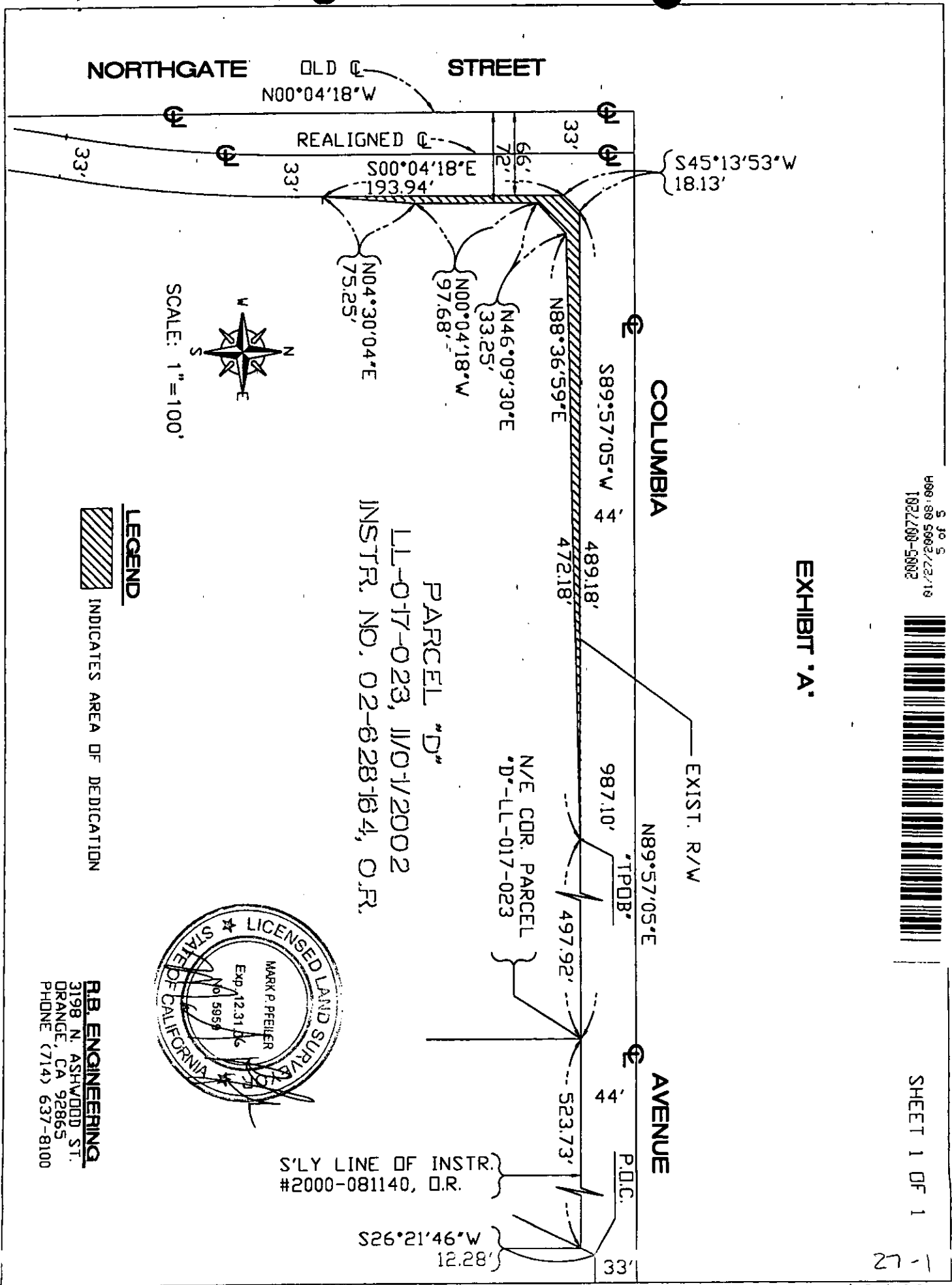
S 10 S
 89° 30' 50" E 22.10'
 1922.00-5002



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EXHIBIT 'A'



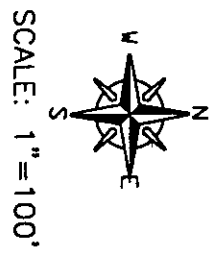
NORTHGATE STREET

OLD C
 N00°04'18"W

REALIGNED C

S00°04'18"E
 193.94'

S45°13'53"W
 18.13'

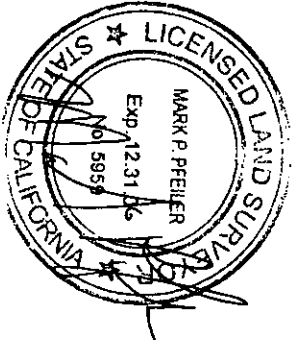


LEGEND



INDICATES AREA OF DEDICATION

PARCEL "D"
 LL-017-023, 11/01/2002
 INSTR. NO. 02-628164, O.R.



R.B. ENGINEERING
 3198 N. ASHWOOD ST.
 ORANGE, CA 92865
 PHONE (714) 637-8100

S'LY LINE OF INSTR.
 #2000-081140, O.R.

S26°21'46"W
 12.28'

COLUMBIA

EXIST. R/W

N89°57'05"E

AVENUE

P.D.C.

S89°57'05"W
 489.18'

472.18'

987.10'

TPDB

497.92'

523.73'

N/E COR. PARCEL
 'D'-LL-017-023

33'

66'

72'

N88°36'59"E

4

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N04°30'04"E
 75.25'

N00°04'18"W
 97.68'

N46°09'30"E
 33.25'