

When recorded mail to:

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

DOC # 2006-0108138

02/14/2006 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

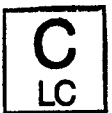


FREE RECORDING

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: LLA P05-0872

APN: 213-101-004, 005 &006

Address: 3311 & 3361 Market Street

D- 15645

**GRANT OF EASEMENT**

TOPAZ-RIVERSIDE 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 1/18/06

TOPAZ-RIVERSIDE LLC,  
a California Limited Liability Company

By: \_\_\_\_\_

By: Larry Lake

Print Name: \_\_\_\_\_

Print Name: Larry Lake

Title: \_\_\_\_\_

Title: Managing Member

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Orange } ss

On 1/18/06 before me Mia Rivera-York  
(date) (name)

a Notary Public in and for said State, personally appeared

Larry Lake  
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.

Mia Rivera-York  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 2/2/06

**CITY OF RIVERSIDE**

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

BY *R. M. G. L.*  
Deputy City Attorney

By: *Amelia M. Valeri*  
*Real Property Manager*



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**RIGHT OF WAY DEDICATION**

BEING A PORTION OF BLOCK 3, RANGE 8, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL "A"**

BY METES AND BOUNDS, BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID BLOCK 3; THENCE N 59°55'38" W ALONG THE NORTHERLY R.O.W. LINE OF 4TH STREET, 23.53 FEET TO THE BEGINNING OF A CURVE, CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 23.50 FEET AND A RADIAL LINE BEARING N 30°04'22" E; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 36.95 FEET, THROUGH A CENTRAL ANGLE OF 90°04'38" TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MARKET STREET; THENCE S 29°59'44" W, ALONG SAID WESTERLY R.O.W. LINE OF MARKET STREET 23.53 FEET TO THE POINT OF BEGINNING.

AREA OF DEDICATION PORTION = 118.89 S.F.

**PARCEL "B"**

BY METES AND BOUNDS, BEGINNING AT THE NORTHEASTERLY CORNER OF SAID BLOCK 3; THENCE S 29°59'44" W ALONG THE WESTERLY R.O.W. LINE OF MARKET STREET, 21.38 FEET TO THE BEGINNING OF A CURVE, CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 29.00 FEET AND A RADIAL LINE BEARING N 75°05'41" W; THENCE NORTHERLY ALONG SAID CURVE A DISTANCE OF 37.85 FEET, THROUGH A CENTRAL ANGLE OF 74°46'25" TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 3RD STREET; THENCE S 59°52'06" E, ALONG SAID SOUTHERLY R.O.W. LINE OF 3RD STREET 27.93 FEET TO THE POINT OF BEGINNING.

AREA OF DEDICATION PORTION = 155.60 S.F.

DESCRIPTION APPROVAL:

BY: [Signature] JAN 11, 2006  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



PREPARED BY:

[Signature] 12/30/05  
CARLOS H. SALDIVAR DATE  
L.S. 7667

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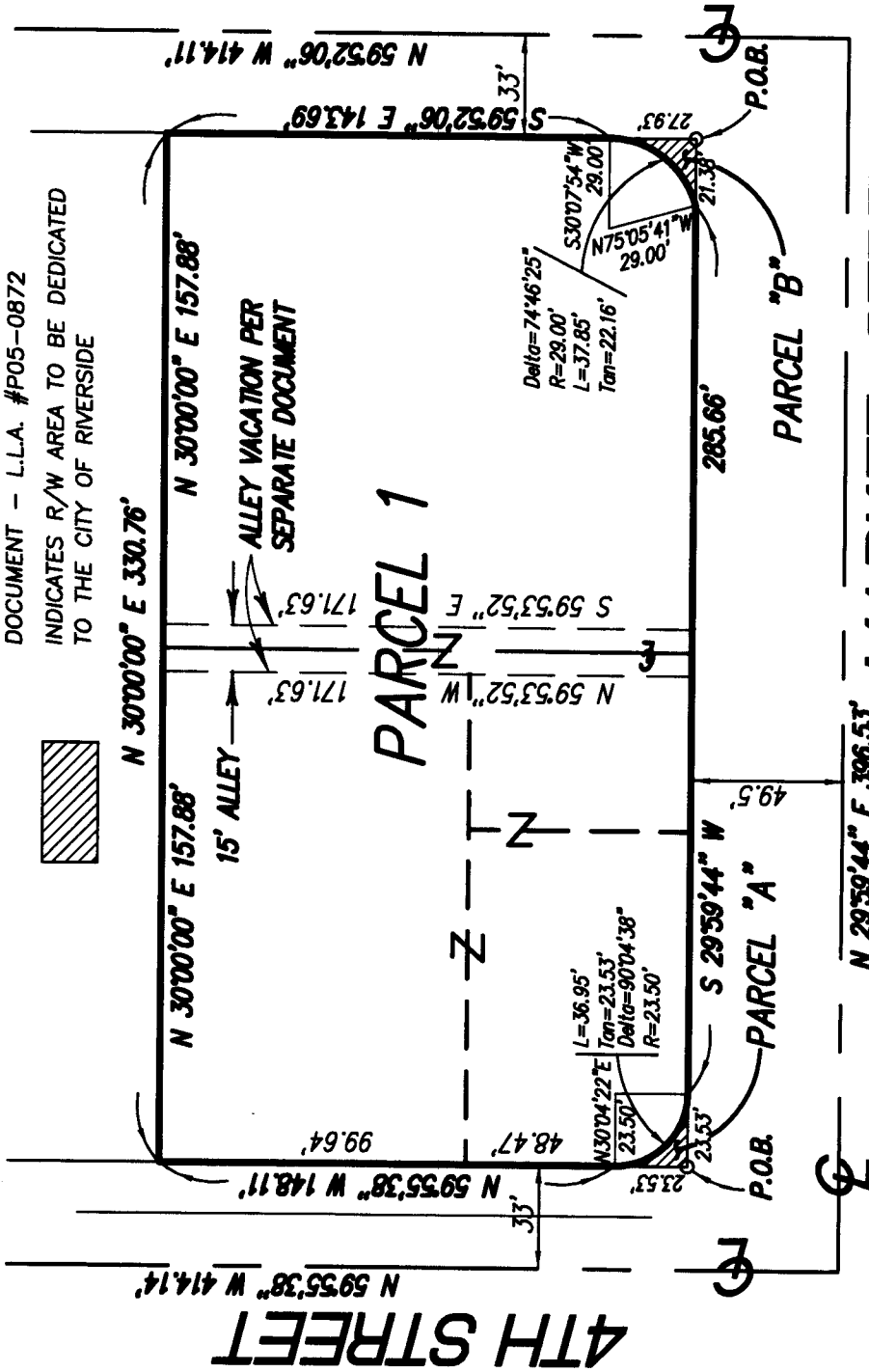
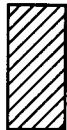
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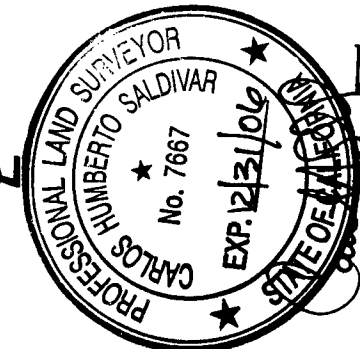
**NOTE:**  
THIS PLAT WAS PREPARED FROM RECORD DATA AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY SHOWN HEREON.

**LEGEND**

- INDICATES PROPOSED PARCEL 1 BOUNDARY
- LOT LINE TO BE REMOVED BY SEPARATE DOCUMENT - L.L.A. #P05-0872
- INDICATES R/W AREA TO BE DEDICATED TO THE CITY OF RIVERSIDE



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.



PREPARED BY: *Carlos H. Saldivar*  
 CARLOS H. SALDIVAR  
 L.S. 7667

DATE: 12/20/05

APPLICANT:  
 LAKE DEVELOPMENT  
 C/O SAXON ENGINEERING SERVICES  
 1030 CALLE SOMERA, STE. A2  
 SAN CLEMENTE, CA 92673  
 (949) 366-2180

CITY OF RIVERSIDE

**MARKET STREET**

**RIGHT OF WAY DEDICATION**

FOR LLA P05-0872

SHEET 1 OF 1

15645  
24.6