

When recorded mail to:

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

DOC # 2008-0224359

05/01/2008 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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NL46CL									513

Project: P05-0778

APN: 257-100-013

D - 16210

Φ



GRANT OF EASEMENT

Highland Corporate Center, 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 APRIL 18, 2008

Highland Corporate Center, LLC
a California Limited Liability Company

By: [Signature]
Rufus C. Barkley, III, Co- General Manager

By: [Signature]
Darrell A. Butler, Co- General Manager

ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On April 18, 2008, before me Melissa Shaw, Notary Public
personally appeared Rufus C. Barkley III and Darrell A. Butler
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
M.S. 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.

[Signature]
Notary Signature



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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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 4/29/08

CITY OF RIVERSIDE

By: Amelia M. Valtini

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

BY [Signature]
Deputy City Attorney



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EXHIBIT "A"
EASEMENT FOR PUBLIC ROAD AND
UTILITY PURPOSES

PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. LL-P05-0778, RECORDED MARCH 24, 2006 AS INSTRUMENT NO. 2006-0209526 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16 AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, SAID BEGINNING BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN; THENCE FROM SAID SECTION CORNER, SOUTH 89°54'44" EAST ALONG THE AFOREMENTIONED CENTERLINE OF PALMYRITA AVENUE, 82.80 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID PARCEL "A"; THENCE SOUTH 35°24'16" WEST, 107.69 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "A" TO THE MOST WESTERLY LINE OF SAID PARCEL "A" AND THE **"TRUE POINT OF BEGINNING"**; THENCE ALONG SAID MOST WESTERLY LINE SOUTH 00°08'09" EAST, 374.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°51'51" EAST, 33.00 FEET; THENCE NORTH 00°08'09" WEST PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL "A", 267.20 FEET TO A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 283.00 FEET, THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°25'36" AN ARC DISTANCE OF 81.14 FEET TO A POINT OF REVERSE CURVE, SAID REVERSE CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 217.00 FEET, A RADIAL BEARING THROUGH SAID POINT BEARS SOUTH 73°26'16" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'55" AN ARC DISTANCE OF 42.79 FEET TO A POINT, A RADIAL BEARING THROUGH SAID POINT BEARS SOUTH 84°44'11" WEST, THENCE SOUTH 84°44'11" WEST 3.26 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL "A"; THENCE SOUTH 35°24'16" WEST ALONG SAID NORTHWESTERLY LINE, 17.56 FEET TO THE **"TRUE POINT OF BEGINNING"**.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

CONTAINING 0.27 ACRES MORE OR LESS

DESCRIPTION APPROVAL:

BY: 

04-28-08
DATE

FOR: MARK S. BROWN
CITY SURVEYOR


MARK P. PFEILER L.S. 5959
EXPIRES 12-31-08

4/14/08
DATE



R.B. ENGINEERING

3198 N. ASHWOOD STREET
ORANGE, CA 92865
TELE: (714) 637-8100

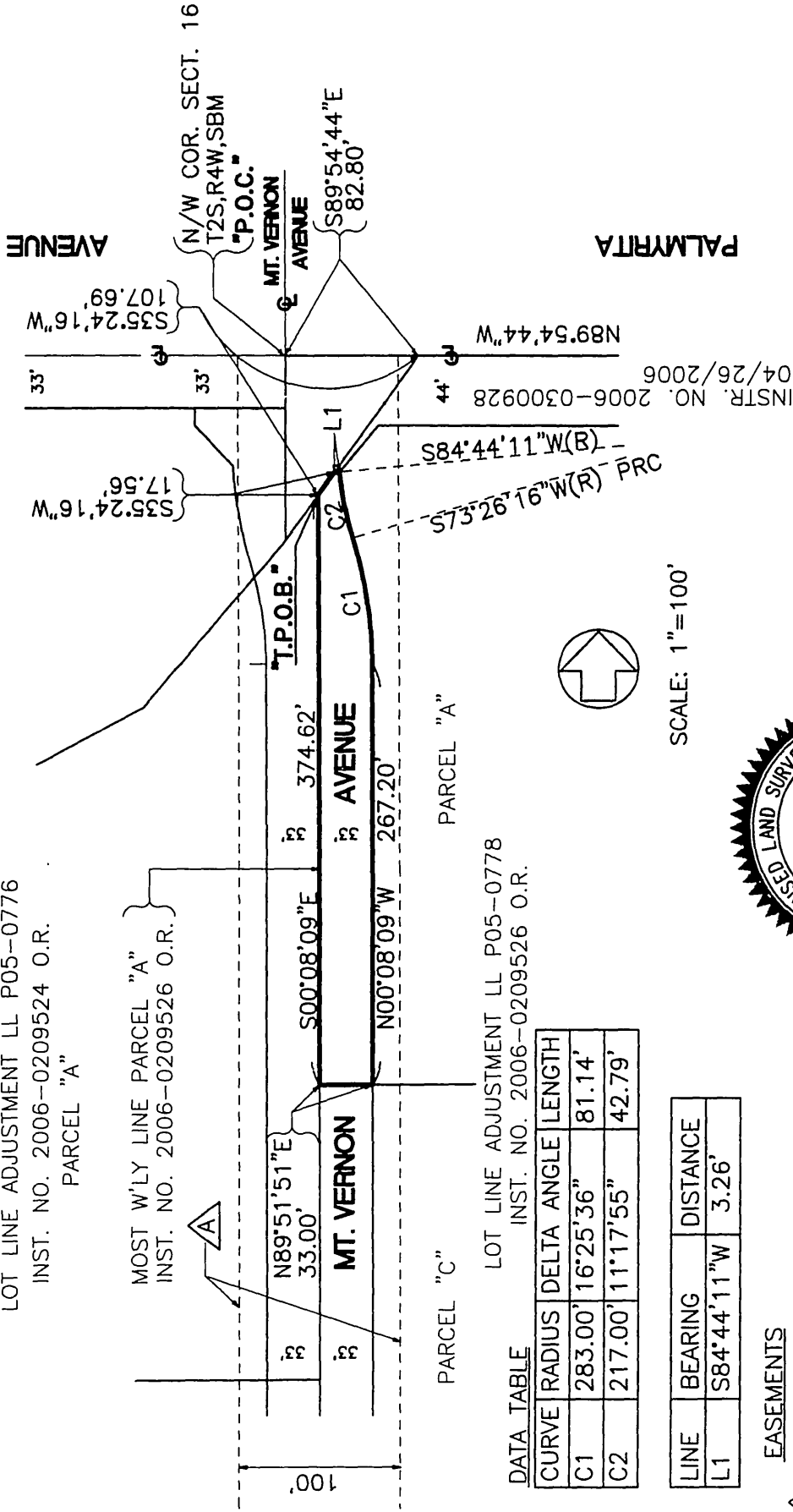
PLAT FOR
HIGHLAND CORPORATE CENTER
RIVERSIDE, CALIFORNIA

2008-0224359
05/01/2008 08:08 AM



LOT LINE ADJUSTMENT LL P05-0776
 INST. NO. 2006-0209524 O.R.
 PARCEL "A"

MOST W'LY LINE PARCEL "A"
 INST. NO. 2006-0209526 O.R.



PARCEL "C"

PARCEL "A"

LOT LINE ADJUSTMENT LL P05-0778
 INST. NO. 2006-0209526 O.R.

DATA TABLE

CURVE	RADIUS	DELTA ANGLE	LENGTH
C1	283.00'	16°25'36"	81.14'
C2	217.00'	11°17'55"	42.79'

LINE	BEARING	DISTANCE
L1	S84°44'11"W	3.26'

EASEMENTS

INDICATES 100' PIPELINE EASEMENT PER
 INSTR. NO. 125187, O.R., 11/1/1971



Mark P. Pfeiler
 MARK P. PFEILER L.S. 5959
 EXPIRES 12-31-08

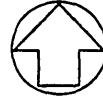
4/16/08
 DATE

R.B. ENGINEERING
 3198 N. ASHWOOD STREET
 ORANGE, CA 92865
 TELE: (714) 637-8100

PLAT FOR
 HIGHLAND CORPORATE CENTER
 RIVERSIDE, CALIFORNIA



SCALE: 1" = 100'



LEGEND

- - - P.O.C. INDICATES POINT OF COMMENCEMENT
- - - T.P.O.B. INDICATES TRUE POINT OF BEGINNING
- - - (R) INDICATES RADIAL BEARING
- - - PRC INDICATES POINT OF REVERSE CURVE

PALMYRITA AVENUE

AVENUE

MT. VERNON AVENUE

N/W COR. SECT. 16
 T2S, R4W, SBM
 "P.O.C."

MT. VERNON AVENUE

S89°54'44"E
 82.80'

N89°54'44"W

INSTR. NO. 2006-0300928
 04/26/2006

S73°26'19.52"W (R) PRC
 17.56'
 S35°24'16"W
 107.69'

374.62'
 267.20'

S00°08'09"E

N00°08'09"W

N89°51'51"E
 33.00'

MT. VERNON



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 05/01/2008 08 08A

02-17-08

16210