

COMMUNITY TRUST

When recorded mail to:

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

DOC # 2011-0131109

03/24/2011 11:36A Fee:NC

Page 1 of 4

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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Project: Van Buren Widening
Jackson to SAR

APN: 155-290-009 Trg-009-043

Address: 6458 Van Buren Blvd.

D - 16544



GRANT OF EASEMENT

GRANITE BAY 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 California charter city and 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 improvement 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.

49253

Dated 4 November, 2010

GRANITE BAY CENTER LLC,
a California limited liability company

Charles M. Taylor
Manager

ACKNOWLEDGEMENT

State of California
County of Orange

} ss

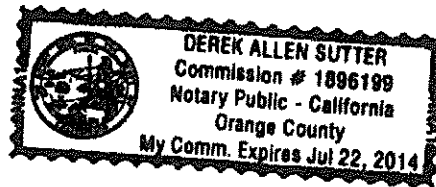
On November 4, 2010, before me Derek Allen Sutter, Notary Public

personally appeared Charles M. Taylor 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 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.

Derek Sutter
Notary Signature



APPROVED AS TO FORM:
By: [Signature]
Deputy City Attorney

**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, a California charter city and 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 11-4-2010

CITY OF RIVERSIDE
By: [Signature]

EXHIBIT "A"

PUBLIC STREET AND HIGHWAY EASEMENT

APN: 155-290-009

THAT PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF RANCHO LA SIERRA FILED IN BOOK 6, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND CONVEYED TO JESSIE B. COALSON BY DEED RECORDED NOVEMBER 16, 1959 IN BOOK 2581, PAGE 420 OF OFFICIAL RECORDS;

THENCE NORTH 89°02'31" WEST, 5.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL TO A LINE THAT IS PARALLEL WITH AND DISTANT 65.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF VAN BUREN BOULEVARD AS SHOWN BY PARCEL MAP ON FILE IN BOOK 14, PAGE 28 OF PARCEL MAPS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 00°57'29" EAST, 371.92 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 345.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE 58.79 FEET THROUGH A CENTRAL ANGLE OF 09°45'48" TO A POINT ON THE WESTERLY LINE OF VAN BUREN BOULEVARD, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY GRANT DEED RECORDED JULY 27, 1955 IN BOOK 1771, PAGE 559 OF OFFICIAL RECORDS;

THENCE SOUTH 00°57'29" WEST, 430.43 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 2,054 SQUARE FEET (0.047 ACRES), MORE OR LESS.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION:

Peter J. Fitzpatrick

PETER J. FITZPATRICK, P.L.S. 6777

LICENSE EXPIRES 9/30/2008

Jan. 16, 2008

DATE



DESCRIPTION APPROVAL:

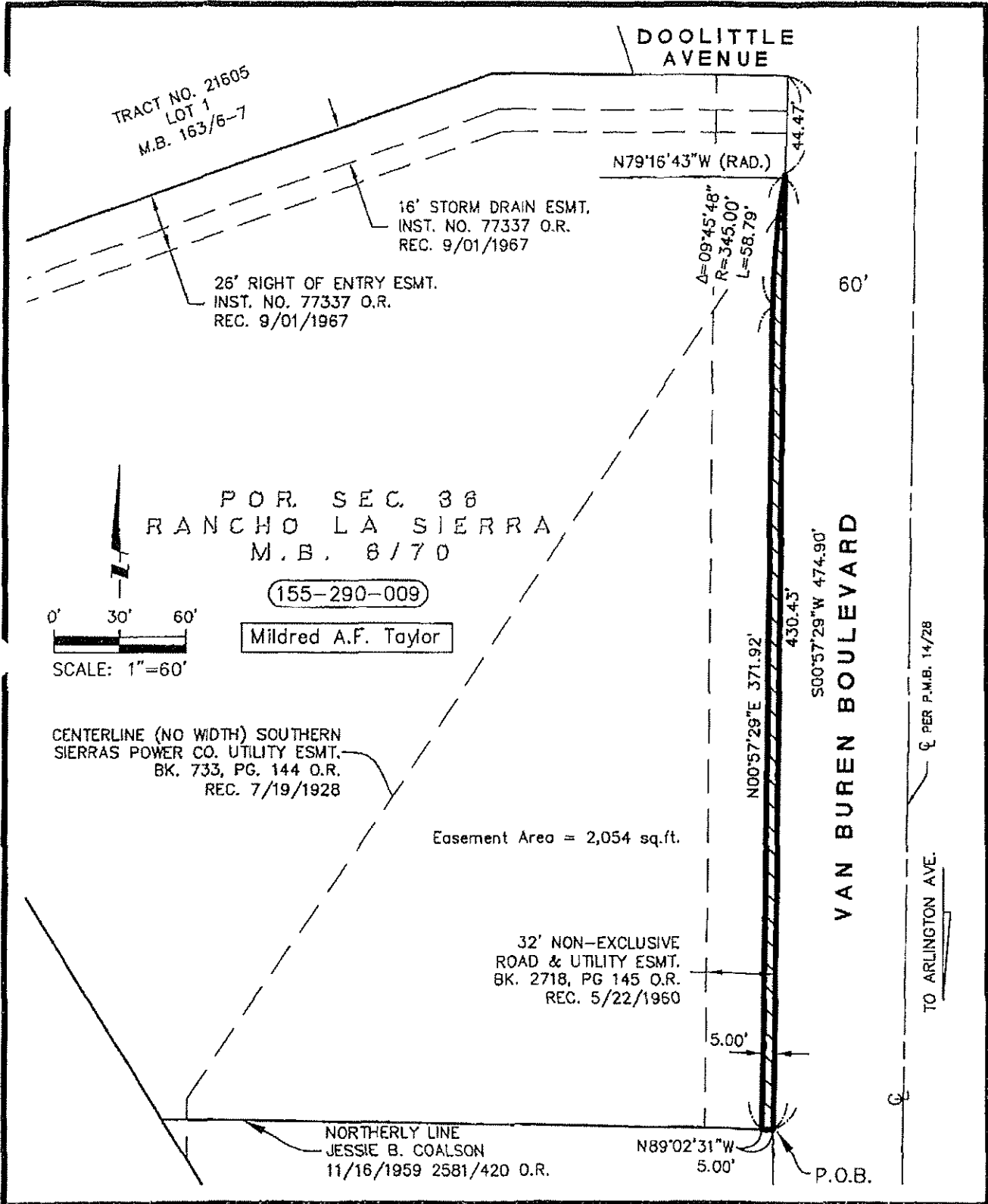
Mark S. Brown *1/27/08*

MARK S. BROWN
CITY SURVEYOR

DATE

X-LG_155-290-009 PE.doc

16544



• CITY OF RIVERSIDE, CALIFORNIA •

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.

SHEET 1 OF 1

APN: 155-290-009

SCALE: 1" = 60'

DRAFTED: KVO DATE: 12/19/2007

CHECKED: PJF

SUBJECT: VAN BUREN BLVD. WIDENING / PERMANENT ESMT.

16544