

When recorded mail to:

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

DOC # 2011-0325841

07/26/2011 10:58A 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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Project: Snowberry Senior Apartments
Por. APN: 193-122-025
Address: 8402 Colorado Ave.

D - 16694



GRANT OF EASEMENT

SNOWBERRY SENIOR APARTMENTS, L.P., a California limited partnership, 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, 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 7-7-2011

SNOWBERRY SENIOR APARTMENTS, L.P.,
a California limited partnership

By: Riverside Charitable Corporation, a
California nonprofit public benefit
Corporation
Its Managing General Partner

By Stewart G. Hall

STEWART G. HALL
(print name)

Title SECRETARY

By Ken Robertson

Ken Robertson
(print name)

Title President

State of California

County of Orange }

ss

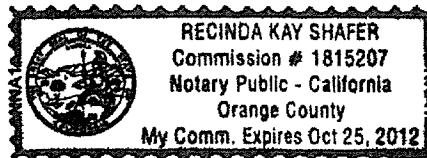
On 7-7-2011, before me, Recinda Kay Shafer, Notary Public,

personally appeared Stewart G. Hall and Kenneth S. Robertson 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.

Recinda Kay Shafer
Notary Signature



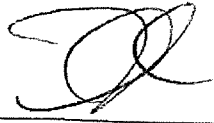
2011-0325041
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**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, 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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/21/11

CITY OF RIVERSIDE

By: 
Real Property Services Manager

APPROVED AS TO FORM

CITY CLERK



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EXHIBIT "A"

GRANT OF EASEMENT (SNOWBERRY AND MT. HOOD)

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 2, 7, and 10 in Block 7 of the Lands of Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most easterly corner of said Lot 2, said corner also being in the northwesterly line of Lot "G" of Tract No. 8660, as shown by map on file in Book 94, pages 46 and 47 of Maps, records of Riverside County, California;

THENCE South 55°59'30" West, along the southeasterly line of said Lot 2 and along said northwesterly line of Lot "G", a distance of 331.88 feet to the most westerly corner of said Tract No. 8660;

THENCE South 33°59'03" East, along said southwesterly boundary of said Tract No. 8660, a distance of 661.56 feet to the northwesterly line of said Lot 10;

THENCE South 56°00'10" West, along said northwesterly line of lot 10, a distance of 7.77 feet to the westerly line of Lot "F" (Snowberry Street) of Riverside Ranchos Unit No. 2, as shown by map on file in Book 39, Pages 65 and 66 of Maps, records of Riverside County, California;

THENCE South 16°23'50" East, along said westerly line of Lot "F", a distance of 53.27 feet to a line concentric with and 33.00 feet southwesterly, measured radially from the centerline of Snowberry Street of said Tract No. 8660;

THENCE the following four (4) courses along a line parallel with and 33.00 feet southwesterly, measured at right angles and concentric with the centerline of Snowberry Street as shown on said Tract No. 8660;

northwesterly along a non tangent curve concave sw'ly having a radius of 167.00 feet, through a central angle of 21°49'21", an arc distance of 63.61 feet (the initial radial line bears North 73°36'10" East);

North 38°13'11" West, a distance of 71.79 feet to a curve to the right having a radius of 433.00 feet and a central angle of 04°14'08";

northwesterly along the arc a distance of 32.01 feet;

North 33°59'03" West, a distance of 432.17 feet to a curve to the left having a radius of 85.00 feet and a central angle of 10°00'00";

THENCE northwesterly along the arc a distance of 14.84 feet;



THENCE North 43°57'57" West, a distance of 43.50 feet to a curve to the right having a radius of 76.00 feet and a central angle of 109°58'33";

THENCE northerly along the arc, a distance of 145.88 feet;

THENCE South 65°58'23" West, a distance of 43.50 feet to a curve to the left having a radius of 85.00 feet and a central angle of 10°00'00";

THENCE northeasterly along the arc a distance of 14.84 feet;


THENCE North 55°59'30" East, a distance of 207.26 feet to a curve to the left having a radius of 100.00 feet and a central angle of 06°12'46";

THENCE northeasterly along the arc a distance of 10.84 feet to the northeasterly line of Said Lot 2;

THENCE South 34°00'30" East, along the ne'ly line of said Lot 2, a distance of 23.59 feet to the **POINT OF BEGINNING**.


Containing: 24,032.74 square feet, more or less.

This Description was prepared by me
Or under my direction:


Rudy E. Nunez P.E. P.L.S.
PLS No. 7394 Exp. 12/31/11
September 2, 2010



DESCRIPTION APPROVAL:

BY:  11/5/10
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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PORTION LOT 2 BLOCK 7
 MAP BOOK 1 PAGE 72
 SAN BERNARDINO

P.D. CASTRO
 OR 1058/512
 S40°13'17"E
 (R)

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PORTION LOT 7 BLOCK 7
 MAP BOOK 1 PAGE 72
 SAN BERNARDINO

N73°36'10"E
 (R)

RAINTREE AVENUE

MT HOOD

(EXIST R/W)
 TRACT 8660
 MB 94/46-47

SACRAMENTO STREET

P.O.B. ROAD

66'

23'

10'

33'

27

28

30

31

32

33

34

35

SNOWBERRY STREET (EXIST R/W)

TRACT 8660
 MB 94/46-47

GRANT OF EASEMENT

LINE AND CURVE DATA				
○	DELTA/BRG	RADIUS	LENGTH	TANGENT
1	S55°59'30"W	--	331.88'	--
2	S33°59'03"E	--	661.56'	--
3	S56°00'10"W	--	7.77'	--
4	S16°23'50"E	--	53.27'	--
5	Δ= 21°49'21"	167.00'	63.61'	32.19'
6	N38°13'11"W	--	71.79'	--
7	Δ= 04°14'08"	433.00'	32.01'	16.01'
8	N33°59'03"W	--	432.17'	--
9	Δ= 10°00'00"	85.00'	14.84'	7.44'
10	N43°57'57"W	--	43.50'	--
11	Δ= 109°58'33"	76.00'	145.88'	108.49'
12	S65°58'23"W	--	43.50'	--
13	Δ= 10°00'00"	85.00'	14.84'	7.44'
14	N55°59'30"E	--	207.26'	--
15	Δ= 06°12'46"	100.00'	10.84'	5.43'
16	S34°00'30"E	--	23.59'	--



PREPARED UNDER THE SUPERVISION OF:

Rudy E. Nunez
 RUDY E. NUNEZ
 L.S. 7394 EXP 12/31/11

LEGEND

P.O.B = POINT OF BEGINNING

PROPOSED ROW DEDICATION

DATE: 9-01-10 SCALE: 1"=100'

LOCATION:
 PORTION OF LOTS 2, 7, AND LOT 10 OF BLOCK 7 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY PER MAP BOOK 1 PAGE 72 OF SAN BERNARDINO COUNTY RECORDS

16694