

When recorded mail to:

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

DOC # 2011-0383096

08/30/2011 09:22A 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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NCHG CC						T:	CTY	UNI	522

Project: P10-0509  
Iowa Ave. & Blaine Street

POR. A.P.N's. 250-130-007, 250-281-002 & 003

**D - 16710**



GRANT OF EASEMENT

**STERLING-RIVERSIDE 2, L.P., a Delaware 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.

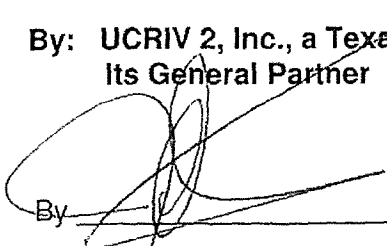
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Dated AUGUST 2, 2011

STERLING-RIVERSIDE 2, L.P., a Delaware limited partnership

By: UCRIV 2, Inc., a Texas Corporation, Its General Partner

By 

Jack Dinerstein  
(print name)

Title PRESIDENT / C.E.O.

State of California Texas  
County of HARRIS } ss

On AUGUST 2, 2011, before me, MARILYN T. GRIZZAFFI,  
notary public, personally appeared, JACK DINERSTEIN

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~~ Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marilyn T. Grizzaffi  
Notary Signature




**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 8/26/11

**CITY OF RIVERSIDE**

By 

David Welch  
Real Property Services Manager

P10-0509.DOC

APPROVED AS TO FORM:

By:   
Deputy City Attorney



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**EXHIBIT 'A' – LEGAL  
10-FOOT RIGHT-OF-WAY DEDICATION**

PORTIONS OF LOT 29 AND THE WEST HALF OF LOT 20 OF EAST RIVERSIDE LAND COMPANY SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 44 OF MAPS, SAN BERNARDINO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF IOWA AVENUE, AS SHOWN ON MAP FOR TRACT NO. 10071-1 FILED IN BOOK 128 PAGES 45 THROUGH 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE, SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'30" EAST 160.00 FEET TO THE NORTHERLY LINE OF PARCEL 3 OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN DEED TO STERLING-RIVERSIDE 2, L.P., BY DOCUMENT RECORDED APRIL 28, 2011, PER DOCUMENT NO. 2011-0186699 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY AND TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, CONTINUING SOUTHERLY ALONG SAID EASTERLY LINE, SOUTH 00°00'30" EAST 1089.19 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BLAINE STREET AS DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE RECORDED APRIL 28, 1958 AS INSTRUMENT NO. 30638, OFFICIAL RECORDS OF SAID COUNTY; THENCE, EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°59'28" EAST 309.14 FEET TO THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN SAID DOCUMENT RECORDED APRIL 28, 2011; THENCE, ALONG SAID EASTERLY LINE, NORTH 00°02'01" WEST 10.00 FEET TO A LINE PARALLEL WITH AND 10.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE, WESTERLY ALONG SAID PARALLEL LINE, SOUTH 89°59'28" WEST 274.14 FEET TO AN ANGLE POINT; THENCE, NORTH 47°23'40" WEST 33.97 FEET TO A POINT ON A LINE PARALLEL WITH AND 10.00 FEET EASTERLY OF SAID EASTERLY LINE OF IOWA AVENUE; THENCE, NORTHERLY ALONG SAID PARALLEL LINE, NORTH 00°00'30" WEST 1056.19 FEET TO SAID NORTHERLY LINE OF PARCEL 3; THENCE, ALONG SAID NORTHERLY LINE OF PARCEL 3 SOUTH 89°59'30" WEST 10.00 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.33 ACRES MORE OR LESS.

SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE, MADE A PART HEREOF.

DESCRIPTION APPROVAL.

BY: K. Staud July 8, 2011  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



<sup>6/30/2011</sup>  
Michael A. Medofer  
MICHAEL A. MEDOFER  
REGISTRATION NO. L.S. 7385  
EXP. DATE 12/31/11

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

J.N. 10-015

DRAWN BY: JB DATE: 06/30/2011

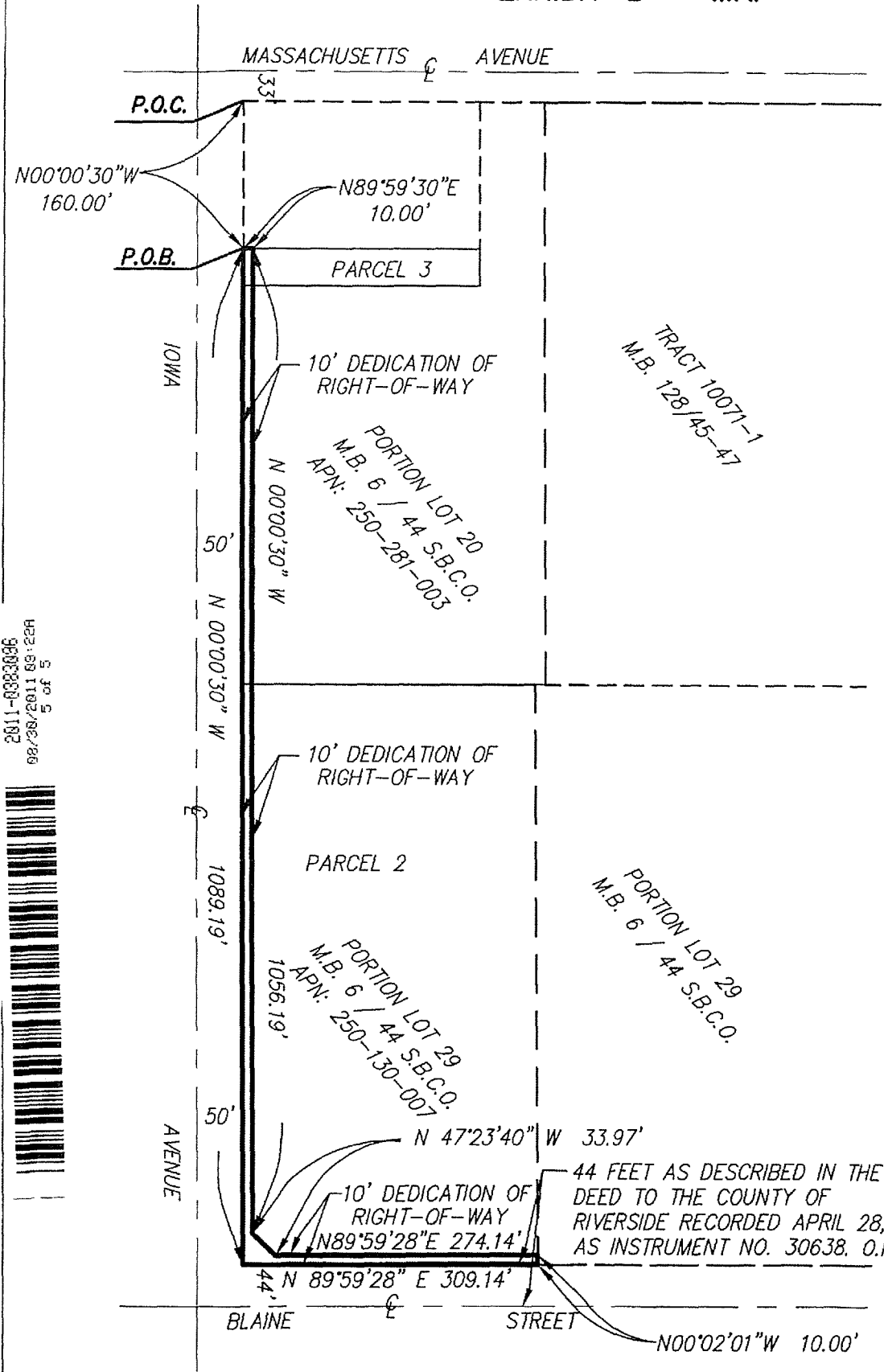
EXHIBIT FOR RIGHT-OF-WAY DEDICATION

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# EXHIBIT 'B' - MAP



6/30/2011  
*Michael A. Medofer*  
 MICHAEL A. MEDOFER  
 REGISTRATION NO. L.S. 7385  
 EXP. DATE 12/31/11

2811-0303096  
 02/28/2011 09:22A  
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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 1 OF 1	J.N. 10-015
SCALE: 1"=160'	DRAWN BY: JB	DATE: 06/30/2011	EXHIBIT FOR RIGHT-OF-WAY DEDICATION

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