

When recorded mail to:

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

**2021-0391982**

06/29/2021 03:55 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records  
County of Riverside  
Peter Aldana  
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)

508

**FOR RECORDER'S OFFICE USE ONLY**

Project: Blue Banner Storm Drain Facilities Easement  
Por. APN's: 210-190-025 and -026  
Address: 2601 3rd Street

**D - 17621**

**GRANT OF EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BLUE BANNER COMPANY, INC.**, a California corporation, as Grantor(s), grant(s) 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **Storm Drain Facilities**, together with all necessary appurtenances, 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.

**TOGETHER WITH** the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing,

replacing, relocating, renewing and removing said **Storm Drain Facilities**.

Dated \_\_\_\_\_

**BLUE BANNER COMPANY, INC., a  
California corporation**

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

By: *[Signature]*

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

Print Name: *Vince Mazzetti*

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

Title: *Vice President*

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ss

State of California

County of *Riverside* }

On *6/18/21*, before me, *Patricia V. Villa*,

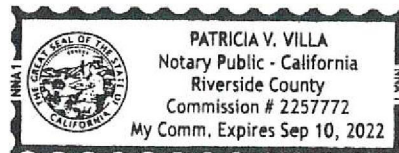
notary public, personally appeared,

*Vince Mazzetti*,  
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.

*[Signature]*  
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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED 6 June 24, 2021

**CITY OF RIVERSIDE**

By:   
\_\_\_\_\_  
David Welch  
Community & Economic  
Development Director

Approved as to Form  
By:   
\_\_\_\_\_  
Rosemary Koo  
Senior Deputy City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Project: Blue Banner Storm Drain Facilities Easement  
Por. APN's: 210-190-025 and -026  
Address: 2601 3rd Street

That portion of the Northwest Quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, located in the City of Riverside, County of Riverside, State of California, according to the Official Plat thereof, being a portion of Parcels 2 and 3 as described in Grant Deed recorded April 3, 2020 as Document No. 2020-0152073 of Official Records of Riverside County, California, being a strip of land 20.00 feet in width lying Northerly and Northwesterly of the following described line:

**BEGINNING** at the intersection of the South line of said Parcel 3 and the Westerly Line of Kansas Avenue (33 feet half width), also being the Northeast corner of Lot "A" of Non-Residential "M-2" General Manufacturing Subdivision No. M-12 Unit No. 2, as shown by map on file in Book 34, Page 38 of Maps, Records of Riverside County, California;

Thence South 89°32'00" West, along the Northerly Boundary line of said Map, a distance of 435.98 feet to an angle point therein;

Thence South 88°15'00" West, continuing along said Northerly Boundary line, a distance of 87.25 feet to the Northwest corner thereof and to the Northeast corner of that parcel of land described in Certificate of Compliance for Parcel Map Waiver PMW-53-801, recorded April 1, 1981 as Instrument No. 57976 of Official Records of Riverside County, California and the beginning of a non-tangent curve, concave to the South having a radius of 2840.83 feet, the tangent to said curve at said Northeast corner bears South 88°08'04" West;

Thence the following Thirteen (13) courses along the Northerly and Northwesterly line of said Certificate of Compliance:

- 1) Westerly along said curve to the left, an arc distance of 22.38 feet through a central angle of 0°27'04" to the beginning of a compound curve concave to the South having a radius of 2267.87 feet;
- 2) Westerly along said curve to the left, an arc distance of 29.69 feet through a central angle of 0°45'00" to the beginning of a compound curve concave to the South having a radius of 1885.91 feet;
- 3) Westerly along said curve to the left, an arc distance of 29.62 feet through a central angle of 0°54'00" to the beginning of a compound curve concave to the South having a radius of 1613.09 feet;

- 4) Westerly along said curve to the left, an arc distance of 29.56 feet through a central angle of  $1^{\circ}03'00''$  to the beginning of a compound curve concave to the South having a radius of 1408.47 feet;
- 5) Westerly along said curve to the left an arc, distance of 29.50 feet through a central angle of  $1^{\circ}12'00''$  to the beginning of a compound curve concave to the South having a radius of 1249.32 feet;
- 6) Westerly along said curve to the left, an arc distance of 29.44 feet through a central angle of  $1^{\circ}21'00''$  to the beginning of a compound curve concave to the South having a radius of 1122.01 feet;
- 7) Westerly along said curve to the left, an arc distance of 29.37 feet through a central angle of  $1^{\circ}30'00''$  to the beginning of a compound curve concave to the South having a radius of 1017.84 feet;
- 8) Westerly along said curve to the left, an arc distance of 29.31 feet through a central angle of  $1^{\circ}39'00''$  to the beginning of a compound curve concave to the Southeast having a radius of 931.04 feet;
- 9) Southwesterly along said curve to the left, an arc distance of 534.89 feet through a central angle of  $32^{\circ}55'00''$  to an angle point in the Boundary line of said Certificate of Compliance;
- 10) Thence South  $43^{\circ}38'00''$  East, along the radial line of last said curve, a distance of 6.00 feet to a point in a non-tangent curve, concave to the Southeast having a radius of 925.04 feet, the tangent to said curve bears South  $46^{\circ}22'00''$  West, to a point, being the beginning of a strip of land 26.00 feet in width with the Southeast line being described as follows:
- 11) Thence Southwesterly along said curve to the left, an arc distance of 122.70 feet through a central angle of  $7^{\circ}36'00''$  to the beginning of a compound curve concave to the Southeast having a radius of 1011.84 feet;
- 12) Thence Southwesterly along said curve to the left, an arc distance of 29.14 feet through a central angle of  $1^{\circ}39'00''$  to the beginning of a compound curve concave to the Southeast having a radius of 1116.01 feet;
- 13) Thence Southwesterly along said curve to the left, an arc distance of 7.12 feet through a central angle of  $0^{\circ}21'56''$ , to a point, being the beginning of a strip of land 20.00 feet in width, the centerline described as follows:


Thence North  $52^{\circ}16'00''$  West, leaving said Northwesterly Boundary line, a distance of 75.00 feet more or less to the Northwesterly Boundary of said Parcel 2 and the **END** of this line description.



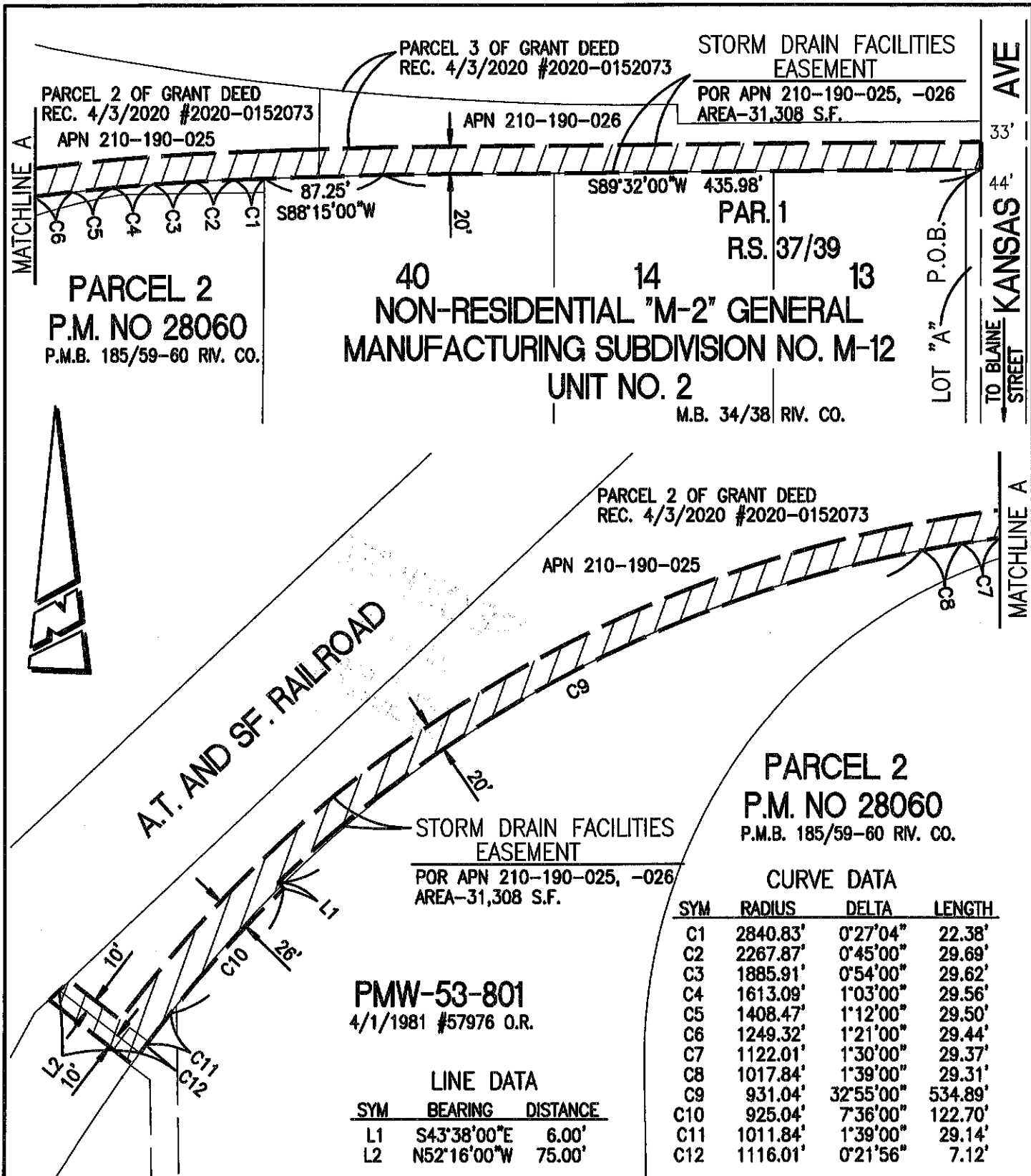
The sidelines of the last said strip of land 20.00 feet in width shall be prolonged or shortened to terminate Northwesterly in the Northwesterly Boundary of said Parcel 2.

Area – 31,308 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

*Curtis C. Stephens* 5/20/21 Prep.   
Curtis C. Stephens, L.S. 7519 Date





• 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
SCALE: 1"=100'	DRAWN BY: CURT	DATE: 5/12/21
SUBJECT: BLUE BANNER STORM DRAIN EASEMENT		