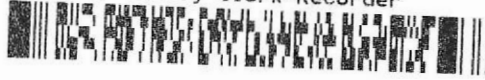


2021-0555483

09/17/2021 10:14 AM Fee: \$ 0.00

Page 1 of 8

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



8778

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project:
POR. APN: 233-062-043
Address: 3505 Van Buren Blvd.

D - 17636

GRANT OF EASEMENT

Rancho Pacific Global Partners, Inc., a California Corporation, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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 the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, 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 7/27/21

**Rancho Pacific Global Partners, Inc.,
a California Corporation**

By: WDSA

Print Name: WILLIAM ANGEL

Title: president

By: _____

Print Name: _____

Title: _____

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.

State of California

County of San Bernardino } ss

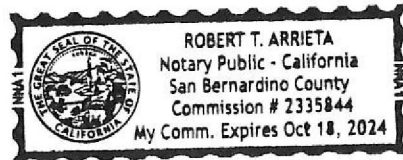
On July 27, 2021, before me, ROBERT T. ARRIETA,
notary public, personally appeared, WILLIAM D. ANGEL

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 September 2, 2021

CITY OF RIVERSIDE

By: _____


David Welch
Community & Economic
Development Director

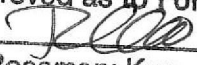
Approved as to Form
By: _____

Rosemary Koo
Senior Deputy City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL "B" OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P19-0398 RECORDED JULY 16, 2020, AS DOCUMENT NO. 2020-0313030, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, LYING WITHIN A PORTION OF LOT 10 IN BLOCK 25 OF VILLAGE OF ARLINGTON AS SHOWN BY MAP FILED IN BOOK 1, PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL "B";

THENCE NORTH 34°19'39" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 1.61 FEET TO A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY 1.50 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID PARCEL "B";

THENCE SOUTH 34°01'15" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 128.04 FEET;

THENCE SOUTH 81°47'58" EAST, A DISTANCE OF 24.78 FEET;

THENCE SOUTH 34°01'15" EAST, A DISTANCE OF 30.19 FEET;

THENCE NORTH 55°58'45" EAST, A DISTANCE OF 13.53 FEET;

THENCE SOUTH 34°01'15" EAST, A DISTANCE OF 29.52 FEET TO THE EASTERLY LINE OF SAID PARCEL "B";

THENCE SOUTH 9°11'45" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 28.92 FEET;

THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL "B";

1. SOUTH 37°41'21" EAST, A DISTANCE OF 70.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°48'17", AN ARC LENGTH OF 11.31 FEET;
3. TANGENT TO LAST SAID CURVE SOUTH 26°53'04" EAST, A DISTANCE OF 53.58 FEET;
4. NORTH 37°41'32" WEST, A DISTANCE OF 118.14 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4,846.44 FEET;

5. NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°30'24", AN ARC LENGTH OF 127.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 173.94 FEET, TO WHICH A RADIAL LINE BEARS NORTH 66°34'53" EAST;

6. NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°36'08", AN ARC LENGTH OF 32.19 FEET;

7. TANGENT TO LAST SAID CURVE NORTH 34°01'15" WEST, A DISTANCE OF 82.30 FEET TO THE **POINT OF BEGINNING**;

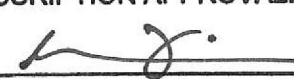
CONTAINING 3,702 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION

 6-30-21
MICHAEL R. BREDECKE, PLS 9299



DESCRIPTION APPROVAL:

BY:  7/15/21
DATE

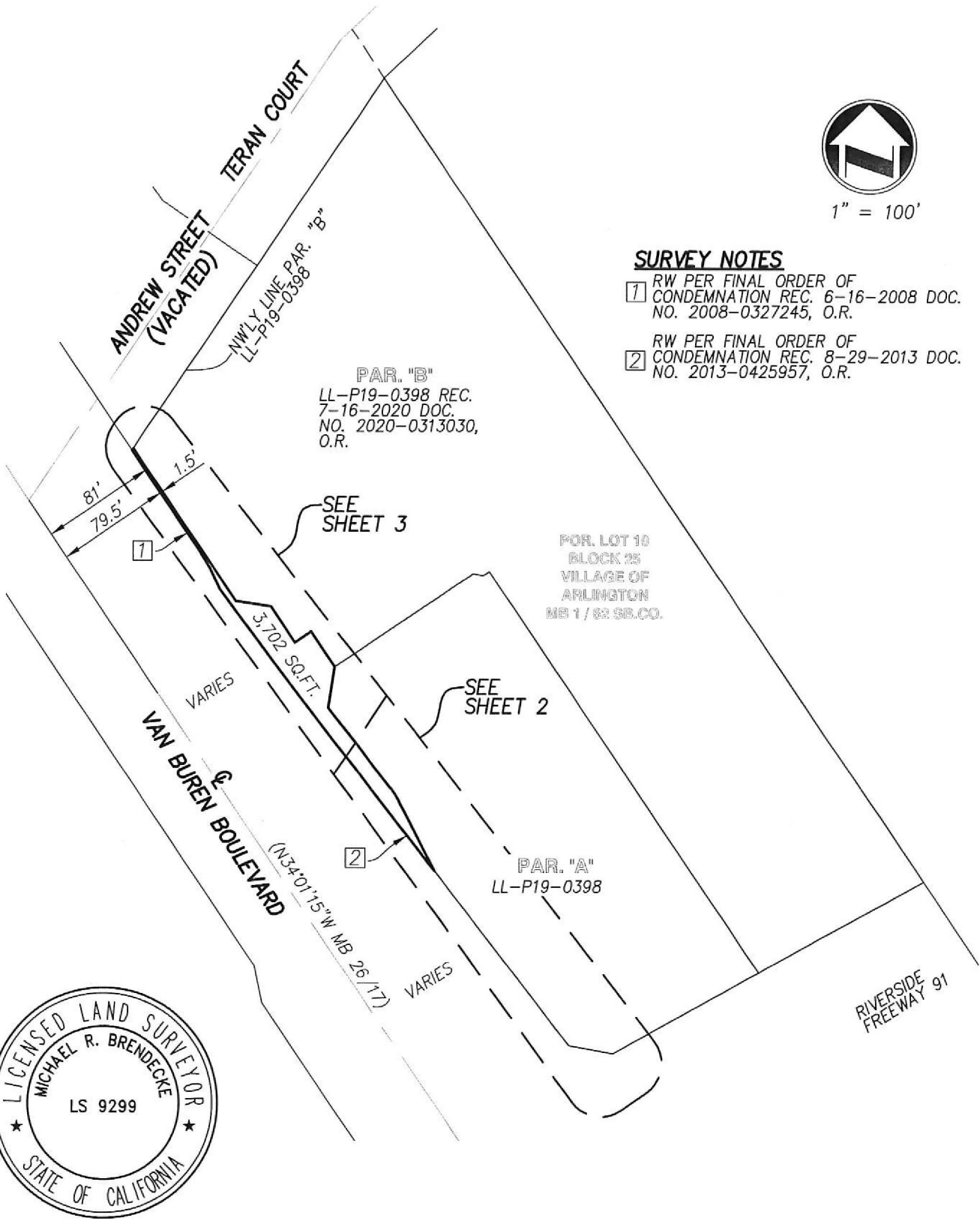
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



1" = 100'

SURVEY NOTES

- 1 RW PER FINAL ORDER OF CONDEMNATION REC. 6-16-2008 DOC. NO. 2008-0327245, O.R.
- 2 RW PER FINAL ORDER OF CONDEMNATION REC. 8-29-2013 DOC. NO. 2013-0425957, O.R.



PLAT PREPARED BY:
adkan ENGINEERS
 Civil Engineering · Surveying · Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 · Fax: (951) 688-0599

JOB NO. 9400 DATE: 6-29-2021 CLIENT: ADMG

APPROVED BY:

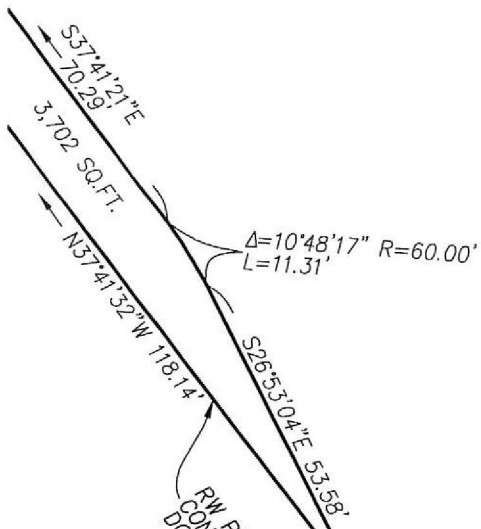
 MICHAEL R. BREDECKE, PLS 9299

PLAT TO ACCOMPANY LEGAL DESCRIPTION

SEE SHEET 3



1" = 30'



RW PER FINAL ORDER OF
 CONDEMNATION REC. 8-29-2013
 DOC. NO. 2013-0425957, O.R.

PAR. "A"
 LL-P19-0398 REC.
 7-16-2020 DOC. NO.
 2020-0313030, O.R.

VARIES

SEE SHEET 1

VAN BUREN BOULEVARD
 (N34°01'15"W MB 26/17)



1" = 30'

PAR. "B"
LL-P19-0398 REC.
7-16-2020 DOC. NO.
2020-0313030, O.R.

P.O.B.
MOST WLY COR. PAR.
"B"
LL-P19-0398

N34°19'39"E
1.67'

NW 1/4 LINE PAR. "B"
LL-P19-0398

N34°01'15"E 128.04'
82.30'

81'

79.5'

1.5'

Δ=10°36'08"
R=173.94'
L=32.19'
RW PER FINAL ORDER OF
CONDEMNATION REC. 6-16-2008
DOC. NO. 2008-0527245, O.R.

S81°47'58"E
24.78'

S34°01'15"E
30.19'

3,702 SQ.FT.

Δ=1°30'24" R=4846.44' L=127.44'

S53°48'52"W(R) R=4846.44'
N66°34'53"E(R) R=173.94'

S34°01'15"E
29.52'

N55°58'45"E
13.53'

S91°17'45"W
28.92'

PAR. "A"
LL-P19-0398 REC.
7-16-2020 DOC. NO.
2020-0313030, O.R.

S37°41'21"E 70.29'

SEE SHEET 2

(N34°01'15"W MB 26/17)
VAN BUREN BOULEVARD

VARIES

RW PER FINAL ORDER OF
CONDEMNATION REC. 8-29-2013
DOC. NO. 2013-0425957, O.R.

N37°41'32"W
118.14'

