

When recorded mail to:

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

2021-0591021

10/05/2021 01:56 PM Fee: \$ 0.00

Page 1 of 9

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)

675

FOR RECORDER'S OFFICE USE ONLY

Project: Oasis Senior Housing
Por. APN: 221-132-020
Address: 2340 14th Street

D - 17639

GRANT OF EASEMENT

RIVERSIDE SUPPORTIVE HOUSING, L.P., a California Limited Partnership, 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 September 27, 2021

RIVERSIDE SUPPORTIVE HOUSING, L.P.,
a California limited partnership,

By: Supportive Housing LLC,
a California Limited Liability Company,
its General Partner

By: A Community of Friends,
a California nonprofit public benefit
corporation, its Sole Member/Manager

By: 
Dora Leong Gallo,
President & Chief Executive Officer

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

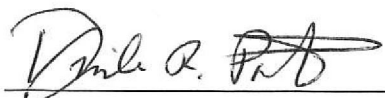
County of Los Angeles } ss

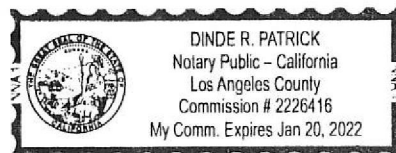
On 9/27/21, before me, Dinde R. Patrick, Notary Public,
notary public, personally appeared, Dora Leong Gallo

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.


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 October 4, 2021

CITY OF RIVERSIDE

By: 

David Welch
Community & Economic
Development Director

Approved as to Form:

By: 

Ruthann M. Salera
Deputy City Attorney

EXHIBIT A
LEGAL DESCRIPTION

POR. A.P.N: 221-132-020

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOT 19 OF CASTLEMAN'S ADDITION TO RIVERSIDE, AS SHOWN ON MAP ON FILE IN BOOK 3, PAGE 19 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 14th STREET, 55.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF 14th STREET, MEASURED RADially, WITH THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF EUCALYPTUS AVENUE; A RADIAL LINE TO SAID POINT BEARS NORTH 32°04'59" EAST; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 14th STREET AND ALONG A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 445.00 FEET, THROUGH A CENTRAL ANGLE OF 14°09'24"; THENCE ALONG SAID CURVE A DISTANCE OF 109.95 FEET TO A TANGENT LINE; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID 14th STREET, NORTH 43°45'37" WEST, 7.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE OF 14th STREET, NORTH 43°45'37" WEST, 439.58 FEET; THENCE DEPARTING FROM SAID NORTHEASTERLY LINE OF 14th STREET, SOUTH 57°47'48" EAST 15.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.26 FEET, THROUGH A CENTRAL ANGLE OF 10°03'10", THENCE ALONG SAID CURVE A DISTANCE OF 15.84 FEET TO A NON-TANGENT LINE; THENCE NORTH 46°14'50" EAST, 6.76 FEET; THENCE SOUTH 43°45'10" EAST 18.00 FEET; THENCE SOUTH 46°14'50" WEST, 6.54 FEET; THENCE SOUTH 43°45'37" EAST 81.48 FEET ALONG A LINE THAT IS PARALLEL WITH THE NORTHEASTERLY LINE OF SAID 14th STREET AND 6.50 FEET OFFSET TO THE NORTHEAST, MEASURED AT RIGHT ANGLES; THENCE SOUTH 82°29'59" EAST 22.43 FEET; THENCE SOUTH 07°30'01" WEST 18.00 FEET; THENCE SOUTH 43°45'37" EAST 241.76 FEET ALONG A LINE THAT IS PARALLEL WITH THE NORTHEASTERLY LINE OF SAID 14th STREET AND 6.50 FEET OFFSET TO THE NORTHEAST, MEASURED AT RIGHT ANGLES, TO A TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 41.69 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'54" A DISTANCE OF 7.67 FEET TO A TANGENT LINE; THENCE SOUTH 33°12'43" EAST 31.64 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,973.93 SF, MORE OR LESS.

PARCEL B

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 14th STREET, 55.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF 14th STREET, MEASURED RADially, WITH THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF EUCALYPTUS AVENUE, A RADIAL LINE TO SAID POINT BEARS NORTH 32°04'59" EAST; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 14th STREET AND ALONG A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 445.00 FEET, THROUGH A CENTRAL ANGLE OF 6°11'15" A DISTANCE OF 48.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE AND NORTHEASTERLY LINE OF 14th STREET, THROUGH A CENTRAL ANGLE OF 3°42'13" A DISTANCE OF 28.77 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE SOUTH 80°09'57" EAST, 1.89 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 444.00 FEET, SAID CURVE BEING CONCENTRIC WITH THE NORTHEASTERLY LINE OF 14th STREET AND 1.00 FOOT OFFSET TO THE NORTHEAST, MEASURED RADially, A RADIAL LINE TO SAID POINT BEARS NORTH 41° 46' 05" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°16'35" A DISTANCE OF 25.39 FEET TO A NON-TANGENT LINE; THENCE SOUTH 21°23'37" EAST 1.99 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 27.08 SF, MORE OR LESS.

PARCEL C


COMMENCING AT A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 14th STREET, 55.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF 14th STREET, MEASURED RADially, WITH THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF EUCALYPTUS AVENUE, A RADIAL LINE TO SAID POINT BEARS NORTH 32°04'59" EAST; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 14th STREET AND ALONG A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 445.00 FEET THROUGH A CENTRAL ANGLE OF 14°09'12", A DISTANCE OF 109.95 FEET TO A TANGENT LINE; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID 14th STREET, NORTH 43°45'37" WEST, 488.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF 14th STREET, NORTH 43°45'37" WEST 25.22 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE SOUTH 71°12'31" EAST, 1.08 FEET; THENCE SOUTH 43°45'37" EAST, 23.26 FEET ALONG A LINE THAT IS PARALLEL WITH THE NORTHEASTERLY LINE OF SAID 14th STREET AND 0.50 FEET OFFSET TO THE NORTHEAST, MEASURED AT RIGHT ANGLES; THENCE SOUTH 17°06'57" EAST A DISTANCE OF 1.11 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 12.12 SF, MORE OR LESS.

PARCEL D


COMMENCING AT THE CENTERLINE INTERSECTION OF GEORGIA STREET AND EUCALYPTUS AVENUE; THENCE SOUTH 0°52'05" WEST 10.00 FEET ALONG THE CENTERLINE OF EUCALYPTUS AVENUE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°52'05" WEST 176.24 FEET ALONG SAID CENTERLINE OF EUCALYPTUS AVENUE TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 70.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 28°59'42" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°52'23" A DISTANCE OF 87.81 FEET TO A TANGENT LINE; THENCE NORTH 10°52'05" EAST 43.50 FEET TO A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 91.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°00'00" A DISTANCE OF 15.88 FEET TO A TANGENT LINE, SAID LINE IS PARALLEL WITH THE CENTERLINE OF EUCALYPTUS AVENUE AND 27.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES; THENCE NORTH 0°52'05" EAST A DISTANCE OF 11.71 FEET; THENCE NORTH 49°19'26" WEST 23.43 FEET TO A POINT 27.00 FEET SOUTH OF THE CENTERLINE OF GEORGIA STREET; THENCE NORTH 89°07'39" WEST, 348.82 FEET ALONG A LINE PARALLEL WITH THE CENTERLINE OF GEORGIA STREET AND 27.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 109.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 18°13'36" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'26" A DISTANCE OF 19.32 FEET TO A TANGENT LINE; THENCE SOUTH 61°36'58" WEST, 5.10 FEET TO THE SOUTHEASTERLY LINE OF PARCEL 2 OF A DEED TO THE CITY OF RIVERSIDE RECORDED AS DOCUMENT 2000-018278 ON JANUARY 19, 2000 IN OFFICIAL RECORDS OF RIVERSIDE COUNTY; THENCE NORTH 46°29'52" EAST A DISTANCE OF 39.17 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2; THENCE SOUTH 89°07'39" EAST ALONG A LINE PARALLEL WITH THE CENTERLINE OF GEORGIA STREET AND 10.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, A DISTANCE OF 387.88 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 11,530.28 SF OR 0.265 ACRES, MORE OR LESS.

 9-27-2021

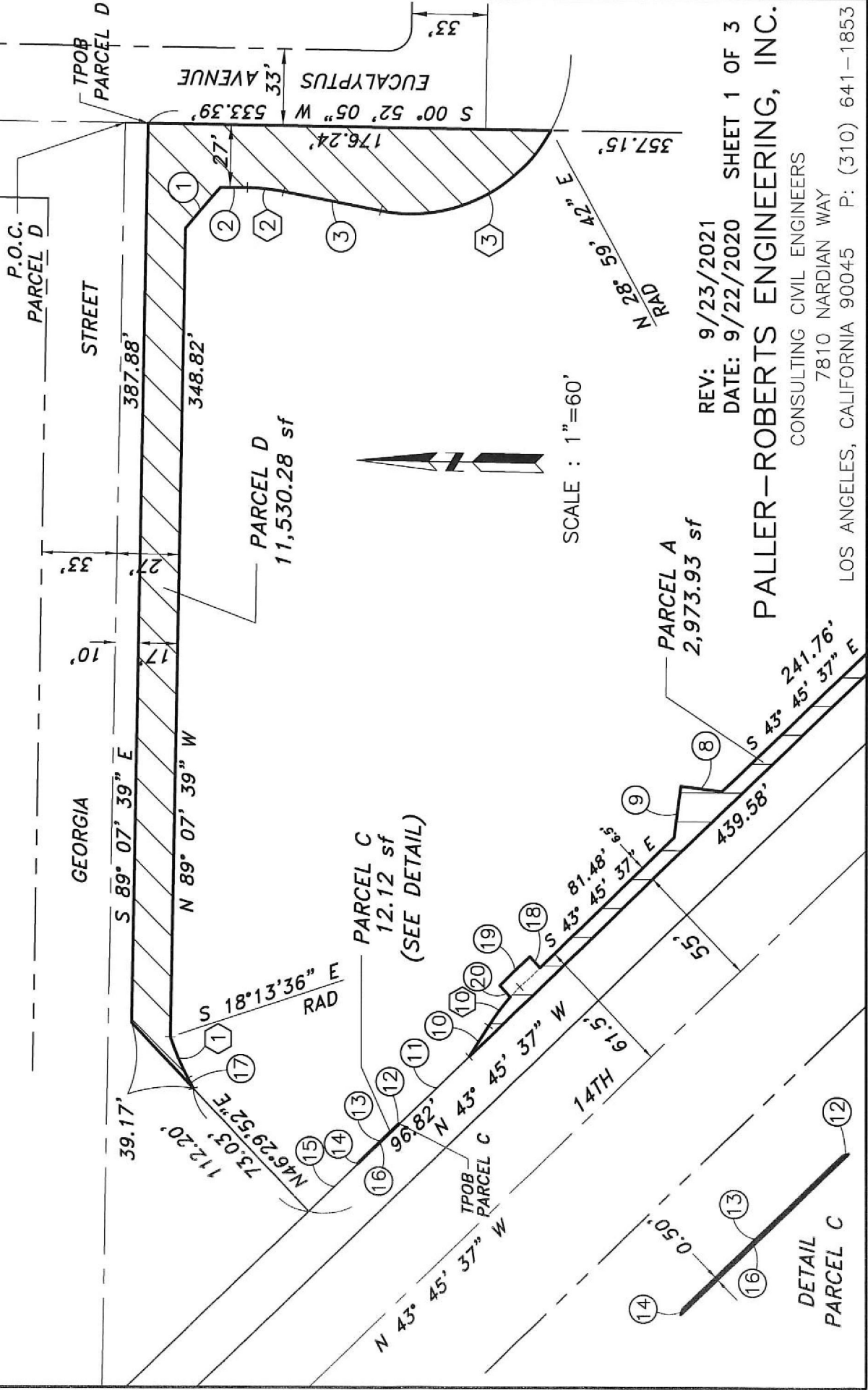


DESCRIPTION APPROVAL:

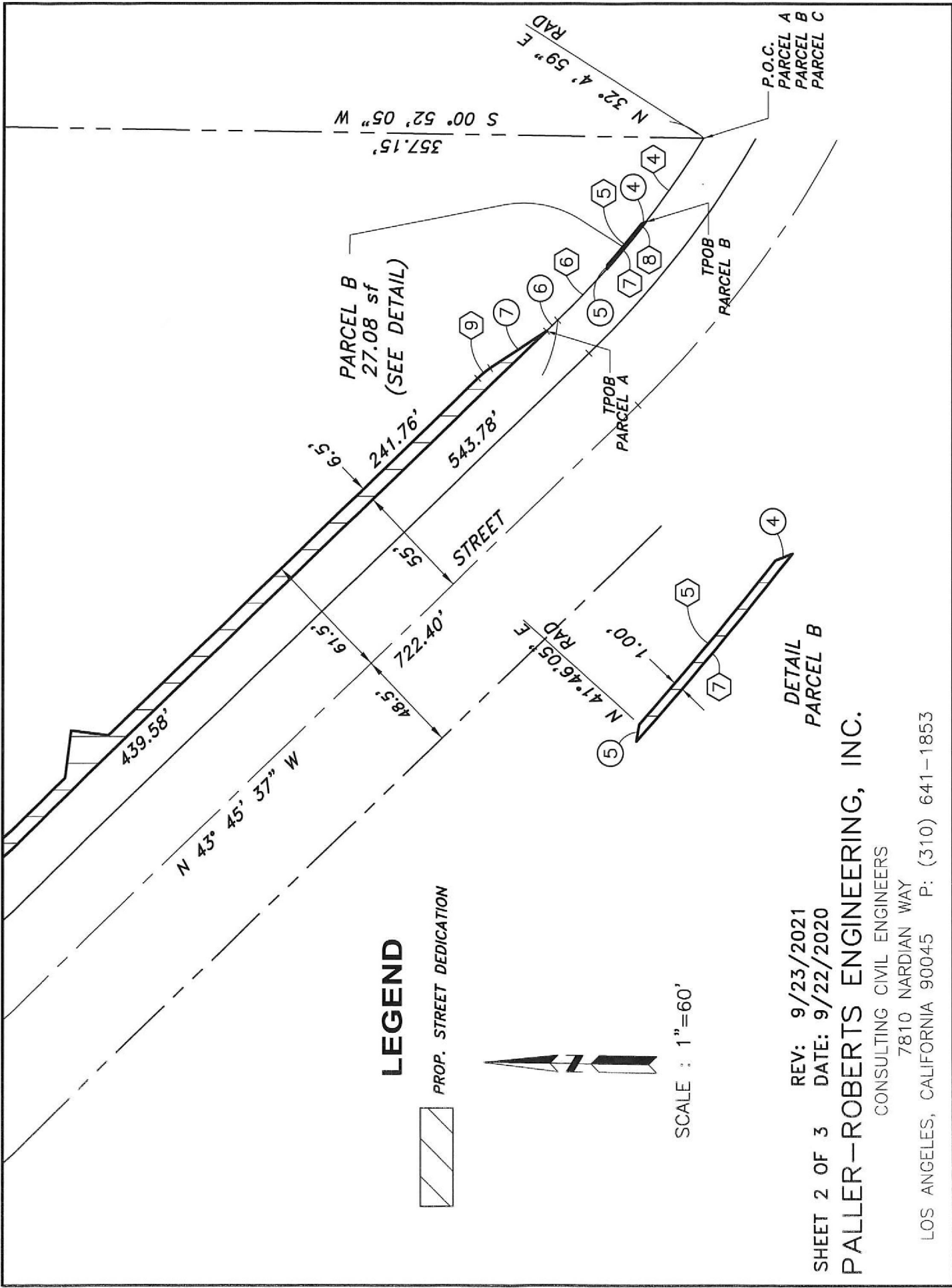
 9/29/21
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

PROJECT BOUNDARY EXHIBIT


OASIS RIVERSIDE SENIOR HOUSING
 2340 14TH STREET RIVERSIDE CALIFORNIA



REV: 9/23/2021
 DATE: 9/22/2020 SHEET 1 OF 3
 PALLER-ROBERTS ENGINEERING, INC.
 CONSULTING CIVIL ENGINEERS
 7810 NARDIAN WAY
 LOS ANGELES, CALIFORNIA 90045 P: (310) 641-1853



LEGEND

 PROP. STREET DEDICATION



SCALE : 1"=60'

DETAIL
PARCEL B

REV: 9/23/2021
 SHEET 2 OF 3 DATE: 9/22/2020

PALLER-ROBERTS ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS

7810 NARDIAN WAY

LOS ANGELES, CALIFORNIA 90045 P: (310) 641-1853

P.O.C.
PARCEL A
PARCEL B
PARCEL C

LINE DATA TABLE

#	BEARING	DISTANCE
1	N 49°19'26" W	23.43'
2	N 00°52'05" E	11.71'
3	N 10°52'05" E	43.50'
4	S 21°23'37" E	1.99'
5	S 80°09'57" E	1.89'
6	N 43°45'37" W	7.38'
7	S 33°12'43" E	31.64'
8	S 07°30'01" W	18.00'
9	S 82°29'59" E	22.43'
10	S 57°47'48" E	15.69'
11	N 43°45'37" W	41.97'
12	S 17°06'57" E	1.11'
13	S 43°45'37" E	23.26'
14	S 71°12'31" E	1.08'
15	N 43°45'37" W	29.63'
16	N 43°45'37" W	25.22'
17	S 61°36'58" W	5.10'
18	S 46°14'50" W	6.54'
19	S 43°45'10" E	18.00'
20	N 46°14'50" E	6.76'

CURVE DATA TABLE

#	DELTA	RADIUS	LENGTH	TANGENT
1	10°09'26"	109.00'	19.32'	9.69'
2	10°00'00"	91.00'	15.88'	7.96'
3	71°52'23"	70.00'	87.81'	50.74'
4	06°11'15"	445.00'	48.06'	24.05'
5	03°16'35"	444.00'	25.39'	12.70'
6	04°15'56"	445.00'	33.13'	16.57'
7	03°42'13"	445.00'	28.77'	14.39'
8	14°09'24"	445.00'	109.95'	55.26'
9	10°32'54"	41.69'	7.67'	3.85'
10	10°03'10"	90.26'	15.84'	7.94'

REV: 9/23/2021
 DATE: 9/22/2020 SHEET 3 OF 3
PALLER-ROBERTS ENGINEERING, INC.
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