

When recorded mail to:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA #309

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

Documentary Transfer Tax \$0.00
Project: P15-0962
APN: 138-030-031-7 TRA NO. 009-176
Address: N.E. corner La Sierra Ave and Indiana Ave
Order No. 210-1679834-02

D - 17254

GRANT OF EASEMENT

Riverside Holdings, LLC, a California Limited Liability Company, 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 11/23/15

Riverside Holdings L.L.C., a California Limited Liability Company

Oscar Etemadian
By: Oscar Etemadian, Managing Member

A. B. Dehbozorgi
By: Azam B. Dehbozorgi, Secretary

Ashkan Etemadian
By: Ashkan Etemadian, Treasurer

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 Nov. 23, 2015, before me, CATHERINE A. VON MOOS,

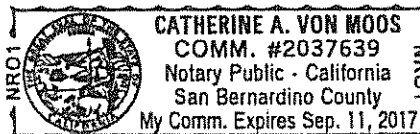
notary public, personally appeared, Oscar Etemadian, Azam B. Dehbozorgi, and Ashkan Etemadian

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.

Catherine A. Von Moos
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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.


Dated November 24, 2015

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:

BY: 

CHIEF ASSISTANT CITY ATTORNEY

**EXHIBIT A
LEGAL DESCRIPTION**

Grant of Easement

That portion of Lot 13 in Block 39 of the Lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps, page 72 thereof, Records of San Bernardino County California, said portion also lying within that certain parcel described in deed to the State of California recorded October 15, 1958 as Instrument No. 73939, Official Records of Riverside County, California, being more particularly described as follows:

Commencing at the most Southerly corner of said Lot 13;

Thence North 55° 58' 56" East along the northwesterly right-of-way of Indiana Avenue, as shown on said Map, a distance of 102.06 feet to the easterly corner of said deed and to the POINT OF BEGINNING;

Thence North 33° 59' 27" West a distance of 10.10 feet to the beginning of a tangent curve concave to the southwest, having a radius of 530.00 feet;

Thence along said curve to the left, through a central angle of 01° 07' 29", an arc length of 10.40 feet to a point in a line parallel with and distant northwesterly 20.50 feet, measured at right angles, from said northwest right-of-way line;

Thence North 55°58'56" East along said parallel line a distance of 90.89 feet;

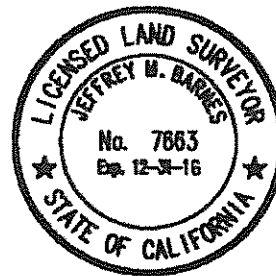
Thence North 66°17'13" East a distance of 29.53 feet, to a point on the northeasterly line of that certain parcel conveyed to Riverside Holdings, LLC per deed recorded October 30, 2015 as Instrument No. 2015-0477497, Official Records of said County;


Thence South 34°01'04" East, a distance of 15.22 feet to a point in a line parallel with and distant northeasterly 40.00 feet, measured at right angles, from the centerline of Indiana Avenue;

Thence South 55°58'56" West, along said parallel line, a distance of 119.86 feet to the POINT OF BEGINNING.

Contains 0.055 acres / 2,381 square feet, more or less.

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





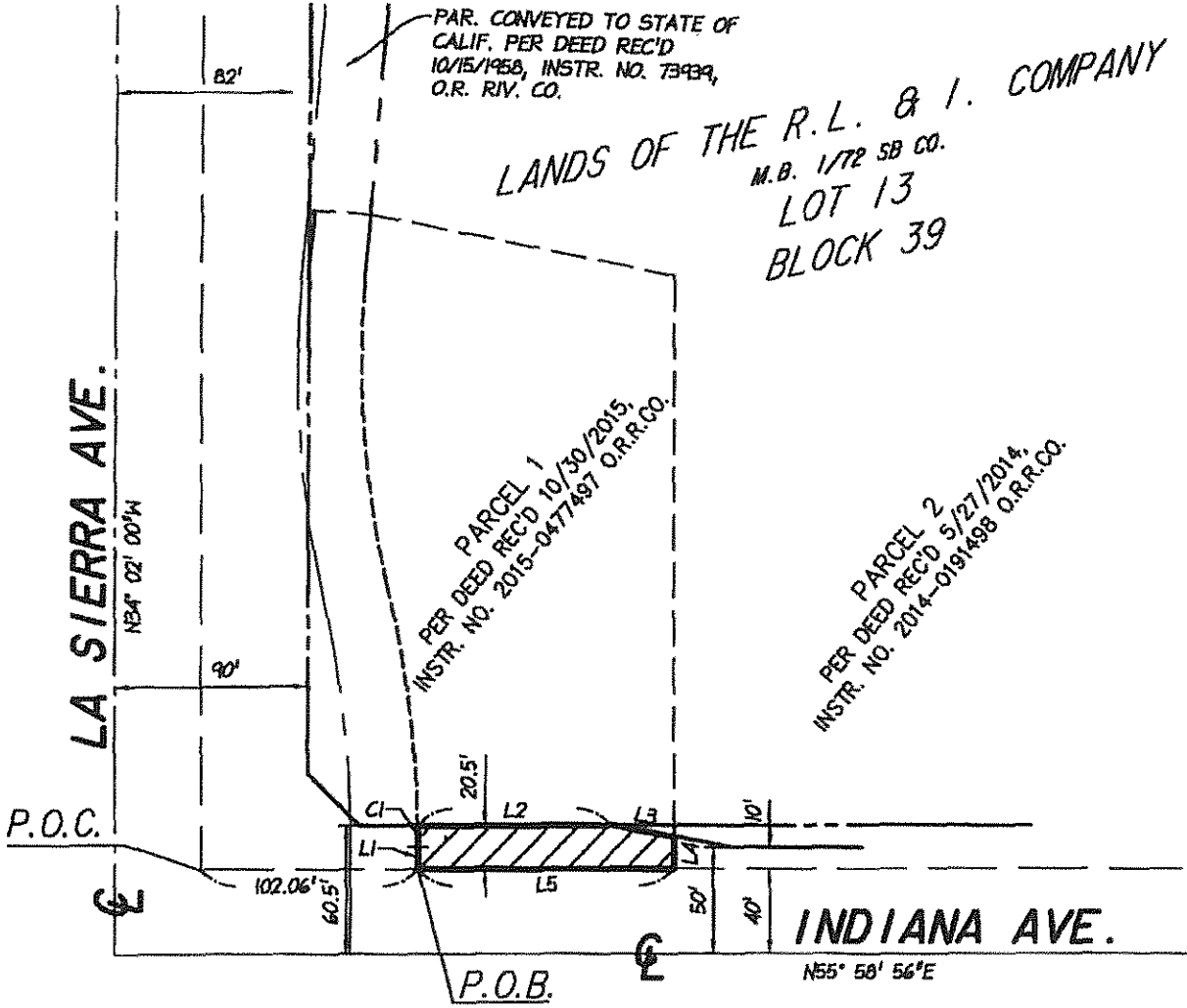
Jeffrey M. Barnes, PLS 7663, Exp. 12-31-16 Date 11/17/2015

DESCRIPTION APPROVAL:



CURTIS C. STEPHENS, L.S. 7610 DATE 11/17/15
CITY SURVEYOR

D-17254

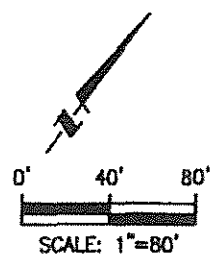


LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- GRANT OF EASEMENT AREA

LINE TABLE		
#	BEARING	DISTANCE
L1	S33° 59' 27"E	10.10'
L2	S55° 58' 56"W	90.89'
L3	S66° 17' 13"W	29.53'
L4	N34° 01' 04"W	15.22'
L5	N55° 58' 56"E	119.86'

CURVE TABLE				
#	LENGTH	RADIUS	DELTA	TAN
CI	10.40'	530.00'	1°07'29"	5.20'



THIS EXHIBIT WAS PREPARED UNDER MY DIRECTION:

Jeffrey M. Barnes 11/17/2015
 JEFFREY M. BARNES, PLS 7663 DATE

GRANT OF EASEMENT
 PORTION OF LOT 13 BLOCK 39
 RIVERSIDE LAND AND IRRIGATING
 COMPANY M.B.1/72 S.B.CO.

PSOMAS
 1500 IOWA AVENUE, SUITE 210
 RIVERSIDE, CA 92507
 (951) 787-8421 WWW.PSOMAS.COM

SHEET 1 OF 1
DRAFTED: JC
CHECKED: JMB
DATE: 09/09/2015
JOB NO.: 4RIV260100

DWG Name: G:\AS\002\Drawings\Final\Exhibit\15-4002-PLAT-005.dwg Plotted by: bryon.shart on Nov 17, 2015 - 11:56:43

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