

When recorded mail to:

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

2016-0500827

11/09/2016 10:29 AM Fee: \$ 0.00

Page 1 of 5

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)

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SIZE	NCOR	SMF	NCHG	T:	N/A CC				

FOR RECORDER'S OFFICE USE ONLY

6

Project: Turtle Creek Apartments
APN: Por. 151-380-051
Address: 4826 Van Buren Blvd.

D - 17349

GRANT OF EASEMENT

Pacific Oasis, LLC, a Nevada 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 10-25-2016

Pacific Oasis, LLC, a Nevada Limited Liability Company

By: _____

By: [Signature]

Print Name: _____

Print Name: ANDREW CHANG

Title: _____

Title: 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.

State of California

County of Los Angeles } ss

On 10/25/2016, before me, Marie Palacios

notary public, personally appeared, Andrew Shaw Chang -

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

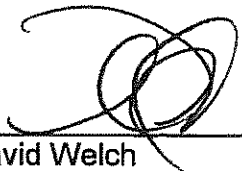


**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated November 8, 2006

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:
BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THE THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO LA SIERRA ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF VAN BUREN BOULEVARD AND COLORADO AVENUE. THENCE SOUTHERLY ALONG SAID CENTERLINE OF VAN BUREN BOULEVARD, SOUTH 00° 14' 21" WEST 186.87 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF DEED RECORDED 01/07/2015 AS DOCUMENT NO. 2015-0005363, OFFICIAL RECORDS;
THENCE ALONG SAID EASTERLY PROLONGED LINE, SOUTH 89° 36' 05" WEST 60.00 FEET TO WESTERLY LINE OF DEED RECORDED 8/30/2006 AS INSTRUMENT NO. 2006-0639235, OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE, SOUTH 00° 14' 21" WEST 7.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00° 14' 21" WEST 222.22 FEET TO A POINT; THENCE DEPARTING SAID WESTERLY LINE, NORTH 41° 01' 04" WEST 37.91 FEET TO A POINT ON A LINE, DISTANT AT RIGHT ANGLES 85.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF VAN BUREN BOULEVARD; THENCE ALONG SAID PARALLEL LINE NORTH 00° 14' 21" EAST 44.20 FEET TO A POINT; THENCE NORTH 28° 19' 30" EAST 28.67 FEET TO A POINT ON A LINE, DISTANT AT RIGHT ANGLES 71.50 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF VAN BUREN BOULEVARD; THENCE ALONG SAID PARALLEL LINE, NORTH 00° 14' 21" EAST 72.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 59.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 43' 55", AN ARC DISTANCE OF 15.30 FEET TO A POINT ON A TANGENT LINE; THENCE ALONG SAID LINE NORTH 14° 58' 16" EAST 37.53 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN APPROXIMATE AREA OF 3,098 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:


JEROME A. ROGERS DATE 10/11/16
L.S. NO. 5336



DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 DATE 10/24/16
CITY SURVEYOR

D-17349

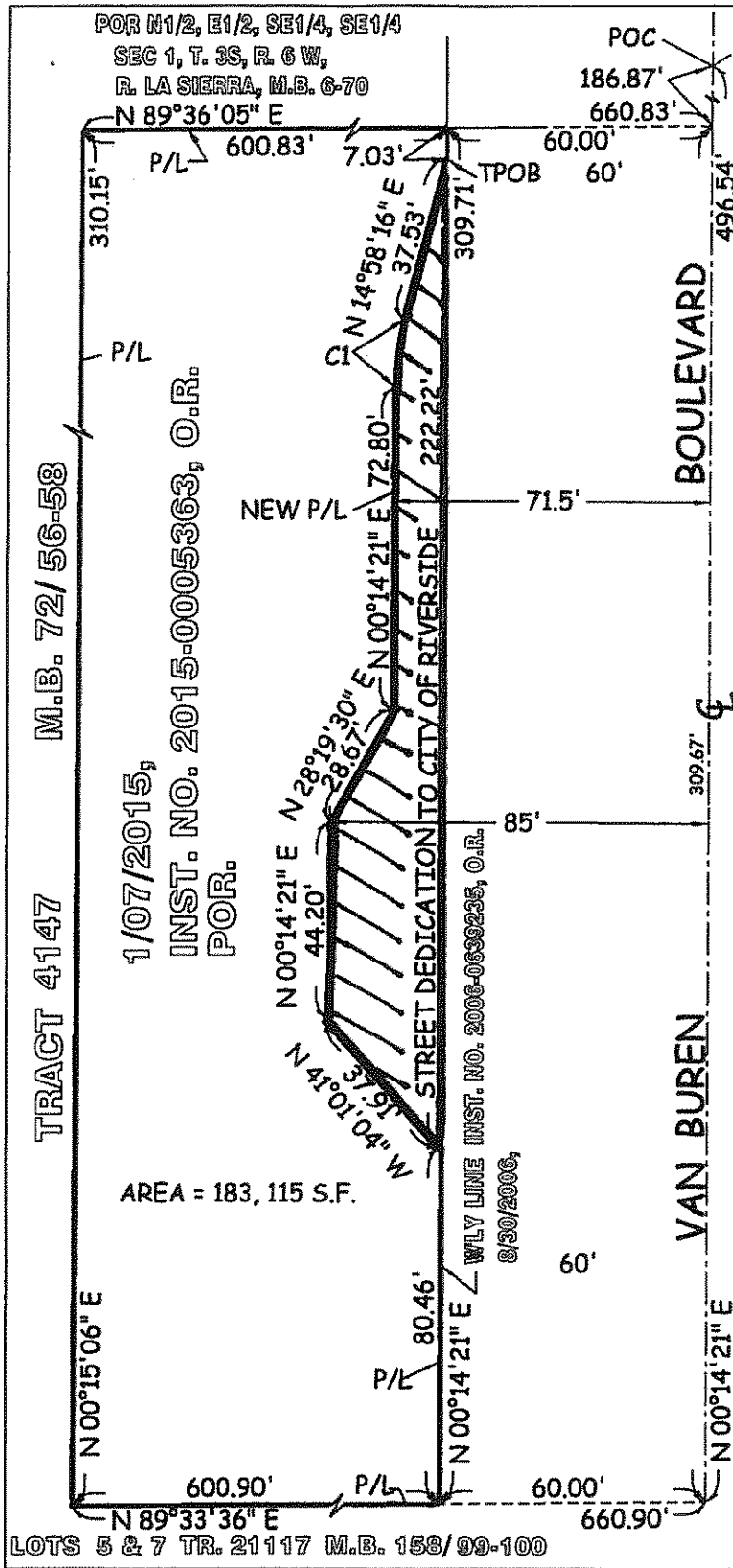


EXHIBIT "A" PLAT



CURVE DATA TABLE:

NO.	△	TAN	RADIUS	ARC LENGTH
C1	14°43'55"	7.69'	59.50'	15.30'

P/L=PROPERTY LINE
 POC=POINT OF COMMENCEMENT
 TPOB= TRUE POINT OF BEGINNING



PREPARED BY:
**TRITECH
 ENGINEERING
 ASSOCIATES**

135 N. SAN GABRIEL BLVD.
 SAN GABRIEL, CA 91775
 TEL: (626) 570-1918
 EMAIL: info@tritechengineer.com

• CITY OF RIVERSIDE, CALIFORNIA • D-17349

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" = 40'	DRAWN BY: C.M. DATE: 10-04-16	SUBJECT STREET DEDICATION