

When recorded mail to:

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

2017-0069089

02/16/2017 02:26 PM 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)

149					R	A	Exam: 100		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
5	1								
SIZE	NCOR	SMF	NCHG T:		NCHG-CC				

Project: P16-0207
POR. APN: 263-020-021, 054 & 079
Address: 6030 Sycamore Canyon Blvd.

D - 17374

GRANT OF EASEMENT

6030 SC 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.

D-17374

Dated 12-29-16

6030 SC Holdings, LLC,
a California limited liability company

By: [Signature]

Print Name: David Pedder

Title: Member

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 Riverside } ss

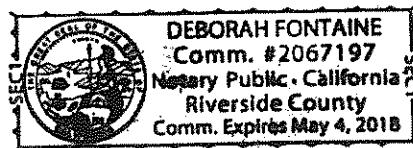
On 12-29-16, before me, Deborah Fontaine, Notary,
notary public, personally appeared, David Pedder

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 February 13, 2017

CITY OF RIVERSIDE

By: 
David Welch
Real Property Services Manager

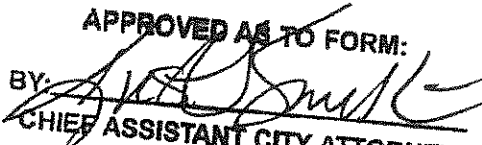
APPROVED AS TO FORM:
BY: 
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"
RIGHT OF WAY DEDICATION

THAT PORTION OF PARCEL 6 OF PARCEL MAP NO. 24535 AS SHOWN BY MAP ON FILE IN BOOK 162 OF PARCEL MAPS AT PAGES 84 THROUGH 90 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND THAT PORTION OF BOX SPRINGS BOULEVARD AS VACATED BY RESOLUTION NO. 19922, RECORDED JUNE 12, 2001 AS DOCUMENT NO 2001-261035, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN A STRIP OF LAND 2.00 FEET IN WIDTH, THE WESTERLY LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF A COURSE IN THE WESTERLY LINE OF SAID PARCEL 6 WHICH BEARS N. 00° 37' 00" W., 134.42;

THENCE NORTH 00° 37' 00" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 134.42 FEET;

THENCE NORTHWESTERLY CONTINUING ALONG SAID WESTERLY LINE AND THE NORTHWESTERLY PROLONGATION THEREOF ON A CURVE CONCAVE SOUTH WESTERLY, HAVING A RADIUS OF 1272.82 FEET, THROUGH AN ANGLE OF 20° 28' 37", AN ARC LENGTH OF 454.89 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED TO THE CITY OF RIVERSIDE, BY DOCUMENT RECORDED JULY 27, 2007 AS DOCUMENT NO. 2007-486364, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THE TERMINATION OF SAID LINE DESCRIPTION.

AREA - 1,183.54 SQUARE FEET, MORE OR LESS.

Macario R. Perez, PE



DESCRIPTION APPROVAL:

BY: *[Signature]* 2/6/17
DATE

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

D-17374

RIGHT OF WAY DEDICATION

S88°54'23"W (R)

S89°09'58"W 696.38'

STREET & HIGHWAY EASEMENT TO THE CITY OF RIVERSIDE,
REC. 7/27/07 AS DOC NO. 2007-486384,
O.R. R.V. CO. OA



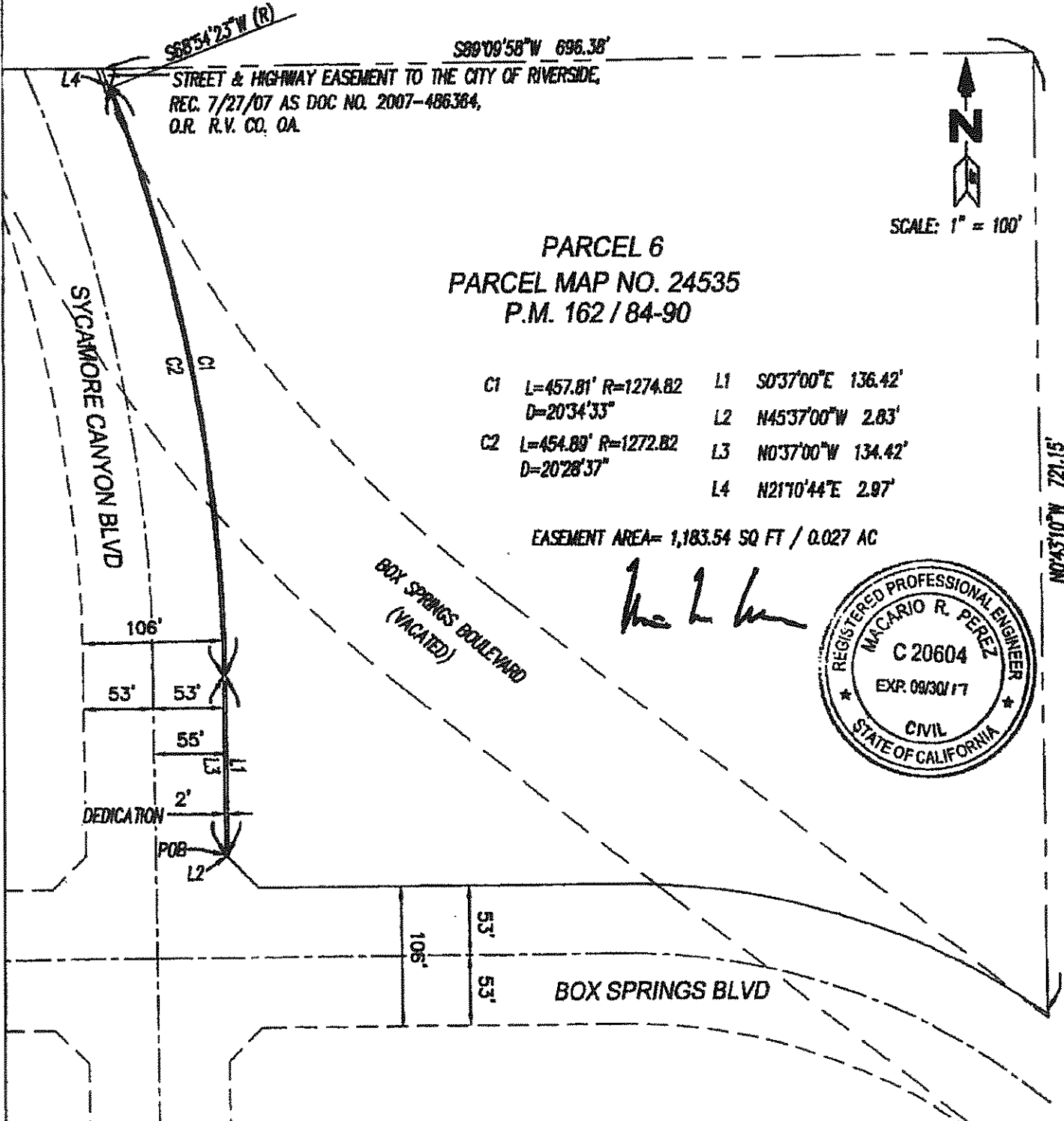
SCALE: 1" = 100'

PARCEL 6
PARCEL MAP NO. 24535
P.M. 162 / 84-90

C1	L=457.81' R=1274.82	L1	S0°37'00"E 136.42'
	D=20°34'33"	L2	N45°37'00"W 2.83'
C2	L=454.89' R=1272.82	L3	N0°37'00"W 134.42'
	D=20°28'37"	L4	N21°10'44"E 2.87'

EASEMENT AREA= 1,183.54 SQ FT / 0.027 AC

Macario R. Perez



OWNER: 6030 SC HOLDINGS, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
200 CARRIAGE CIRCLE
HELMET, CA 92545
(951) 766-1446

ADDRESS: 6030 SYCAMORE CANYON
BLVD, RIVERSIDE, CA 92507
APN: 263-020-079

D-17374