

When recorded mail to:

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

**2017-0098811**

03/09/2017 02:33 PM Fee: \$ 0.00

Page 1 of 6

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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FOR RECORDER'S OFFICE USE ONLY

*Handwritten signature*

Project: PM 36898  
APN: 138-030-029 & 138-030-030  
Address: Grande Vista Parkway, Northerly of Indiana Avenue

**D - 17390**

**GRANT OF EASEMENT**

Metro Gateway LLC, a California Limited Liability 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 February 23, 2017

Metro Gateway LLC, a California Limited Liability Corporation

By: [Signature]

Print Name: Timothy Kane

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 Orange } ss

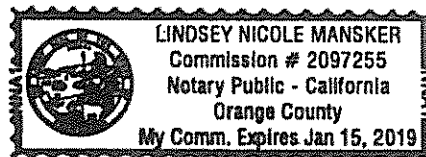
On February 23, 2017, before me, Lindsey Nicole Mansker,  
notary public, personally appeared, Timothy Kane

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.

Lindsey Nicole Mansker  
Notary Signature

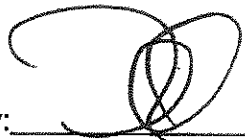


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 March 9, 2017

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Services Manager


APPROVED AS TO FORM:  
BY:   
CHIEF ASSISTANT CITY ATTORNEY

EXHIBIT "A"

PARCEL A

THAT PORTION OF PARCEL 1 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER THE GRANT DEED RECORDED DECEMBER 22, 2014 AS DOCUMENT NO. 2014-0488771, OFFICIAL RECORDS OF SAID COUNTY AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1, SAID CORNER BEING THE POINT OF BEGINNING OF THE LEGAL DESCRIPTION FOR SAID PARCEL 1 AS NOTED IN DOCUMENT NO. 2014-0488771;

THENCE SOUTH 56°21'41" WEST ALONG THE SOUTH LINE OF SAID PARCEL 1 AND THE NORTHERLY RIGHT OF WAY LINE OF INDIANA AVENUE (44 FOOT HALF WIDTH) 219.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THAT PORTION OF INDIANA AVENUE VACATED BY RESOLUTION NO. 18628, RECORDED JANUARY 19, 1995 AS INSTRUMENT NO. 11406, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 24°33'34" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 11.39 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 50.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE, AS SHOWN ON TRACT 32772-1 ON FILE IN BOOK 416 OF MAPS, PAGES 51 THROUGH 56, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE NORTH 56°21'41" EAST ALONG SAID PARALLEL LINE 209.89 FEET TO A POINT ON THE EAST LINE OF PARCEL 1;

THENCE SOUTH 33°38'13" EAST 6.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1288 SQUARE FEET, MORE OR LESS.

PARCEL B

THAT PORTION OF PARCEL 2, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER THE GRANT DEED RECORDED DECEMBER 22, 2014 AS DOCUMENT NO. 2014-0488771, OFFICIAL RECORDS OF SAID COUNTY AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2;

THENCE NORTH 33°38'19" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 2 A DISTANCE OF 15.22 FEET;

THENCE NORTH 66°39'58" EAST 29.18 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 50.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE AS SHOWN ON TRACT 32772-1, ON FILE IN BOOK 416 OF MAPS, PAGES 51 THROUGH 56, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE NORTH 56°21'41" EAST ALONG SAID PARALLEL LINE 59.39 FEET TO A CORNER IN SAID PARCEL 2;

THENCE SOUTH 33°38'19" EAST 10.00 FEET TO THE NORTHWEST RIGHT-OF-WAY LINE OF INDIANA AVENUE (40.00 FEET) AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 82, PAGES 7 THROUGH 9, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE SOUTH 56°21'41" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 88.10 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2 AND THE POINT OF BEGINNING.

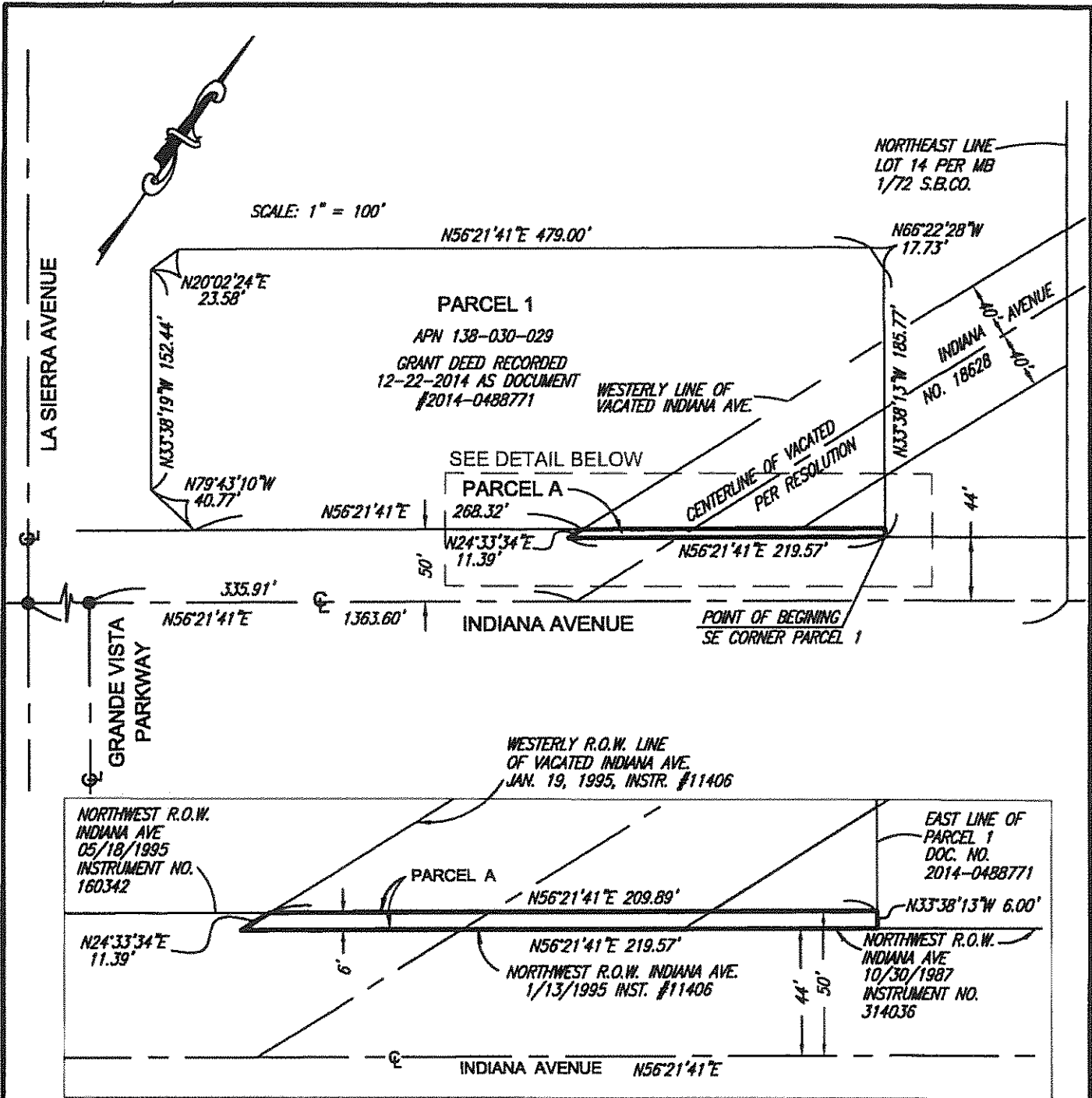
SAID PARCEL CONTAINS 956 SQUARE FEET, MORE OR LESS.

DESCRIPTION APPROVAL:

BY: DB Will 2/15/2017 DATE

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





Prepared by HILLWIG-GOODROW, INC.:  
 31407 Outer Hwy. 10, Redlands, CA 92373 (888) 626-5137

*Alan C. Hillwig* 2/14/17  
 ALAN C. HILLWIG, PLS 5137 DATE  
 LICENSE EXPIRES: 6-30-17

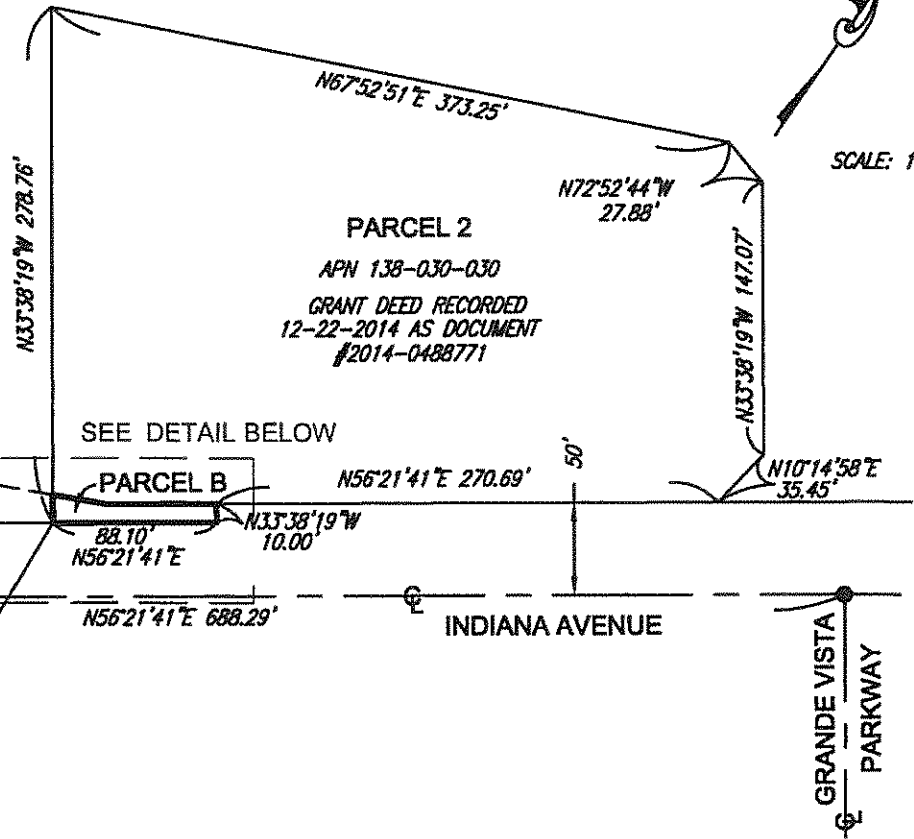
SCALE: AS NOTED  
 FILE NO.: 228-120  
 DATE: JANUARY 2017  
 SHEET 1 OF 2

D-17390

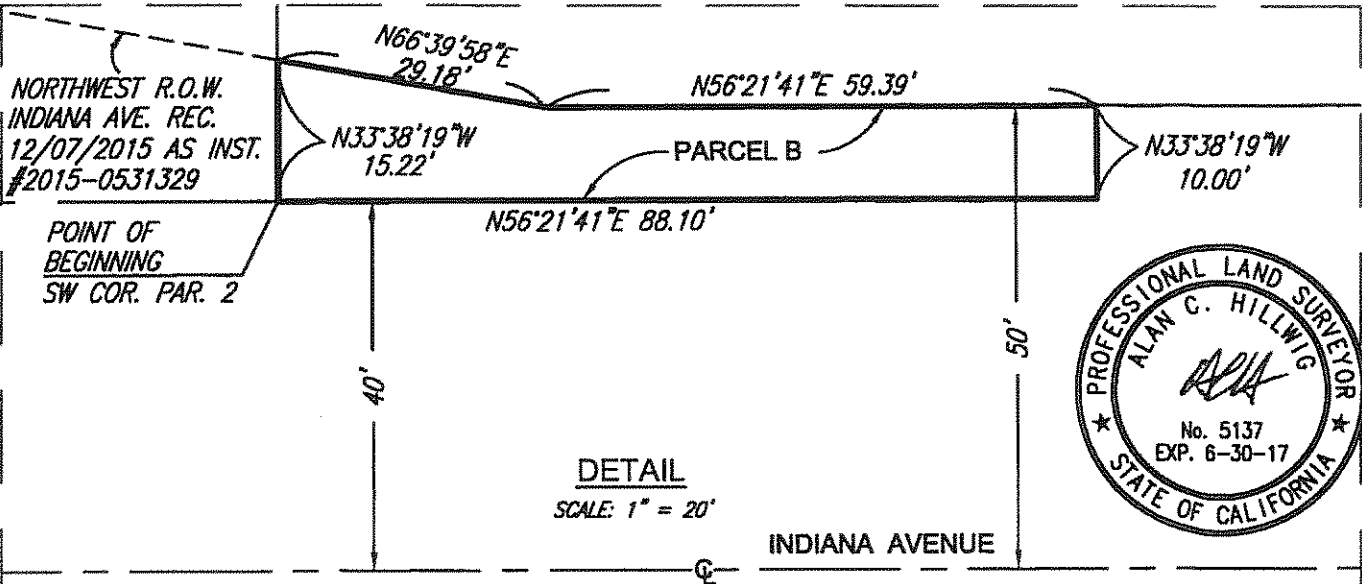
RECEIVED

City of Riverside  
City Clerk's Office

LA SIERRA AVENUE



SCALE: 1" = 100'



DETAIL  
SCALE: 1" = 20'



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*Alan C. Hillwig* 2/14/17  
 ALAN C. HILLWIG, PLS 5137 DATE  
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 SHEET 2 OF 2

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