

When recorded mail to:

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

2017-0098812

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

Page 1 of 7

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)

38					R	A	Exam:	110	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Add Pg	Cert	CC
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FOR RECORDER'S OFFICE USE ONLY

8

Project: P15-0869
POR. APN: 213-021-001, 004, 011 & 015
Address: 3189 Market Street

D - 17391

GRANT OF EASEMENT

CENTERPOINTE AT MARKET 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 1/23/2017.

**CENTERPOINTE AT MARKET L.P.,
a California limited partnership**

By: [Signature]

By: _____

Print Name: Charles Zhang

Print Name: _____

Title: Manager

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

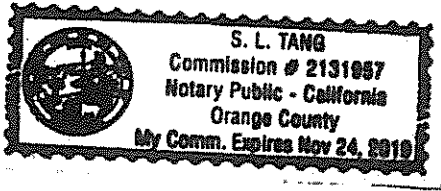
On Jan. 23, 2017, before me, S. L. Tang, Notary Public,
notary public, personally appeared, Charles Zhang

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 March 9, 2017

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

Being those portions of Block 1, Range 8 of the C.C. Miller Re-Subdivision of Town of Riverside, as filed in Book 4, page 39 of Maps, Records of San Bernardino County, California, together with that portion of Lot 37 of Bonnie Brae Tract, as filed in Book 2, page 25 of Maps, Records of Riverside County, California, being more particularly described as follows:

PARCEL A:

That portion of Lot 7 of Block 1, Range 8 of said C.C. Miller Re-Subdivision of Town of Riverside, being more particularly described as follows:

Beginning at the most southerly corner of said Lot 7;

Thence North 60°57'34" West along said northerly right-of-way line of Second Street a distance of 9.84 feet;

Thence North 74° 05' 19" East a distance of 13.90 feet to a point on said northwesterly right-of-way line of Market Street;

Thence South 29° 01' 53" West along said northwesterly right-of-way a distance of 9.82 feet to the **True Point of Beginning**;

The above described "Parcel A" contains 48.28 square feet, more or less.

PARCEL B:

That portion of Lot 11 of Block 1, Range 8 of said C.C. Miller Re-Subdivision Town of Riverside, being more particularly described as follows:

Beginning at the most westerly corner of said Lot 11;

Thence North 28°55'09" East along said northeasterly right-of-way line of Fairmount Boulevard (formerly Almond Street) a distance of 12.00 feet;

Thence South 16° 01' 12" East a distance of 16.99 feet to a point on said southwesterly right-of-way line of Second Street;

Thence North 60° 57' 34" West along said southwesterly right-of-way a distance of 12.00 feet to the **True Point of Beginning**;

The above described "Parcel B" contains 72.00 square feet, more or less.

PARCEL C:

That portion of Lot 37 of said Bonnie Brae Tract, being more particularly described as follows:

Beginning at the most northerly corner of said Lot 37;

Thence South 60°55'03" East along said southwesterly right-of-way line of First Street a distance of 14.00 feet;

Thence South 74° 00' 03" West a distance of 19.77 feet to a point in said southeasterly right-of-way of Fairmount Boulevard (formerly Almond Street);

Thence North 28° 55' 09" East along said southeasterly right-of-way a distance of 14.00 feet to the **True Point of Beginning**;

The above described "Parcel C" contains 98.00 square feet, more or less.

PARCEL D:

That portion of Lot 1 of Block 1, Range 8 of said C.C. Miller Re-Subdivision Town of Riverside being more particularly described as follows:

Beginning at the most easterly corner of said Lot 1;

Thence South 29°01'53" West along said northerly right-of-way line of Market Street a distance of 17.89 feet;

Thence North 15° 53' 59" West a distance of 25.29 feet to a point on said southwesterly right-of-way line of First Street;

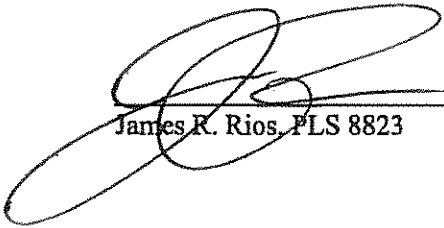
Thence South 60° 55' 03" East along said southwesterly right-of-way a distance of 17.86 feet to the **True Point of Beginning**.

The above described "Parcel D" contains 159.79 square feet, more or less.

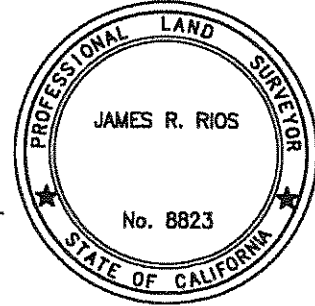
The above described parcels contain 340.57 square feet more or less.

This legal description is not intended for use in the division and/or conveyance of land in violation of the subdivision map act of the State of California.


Prepared under the direction of:


James R. Rios, PLS 8823

10/10/2016
Date:



DESCRIPTION APPROVAL:

BY: 
DATE 11/17/16

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

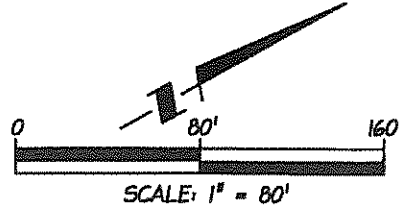
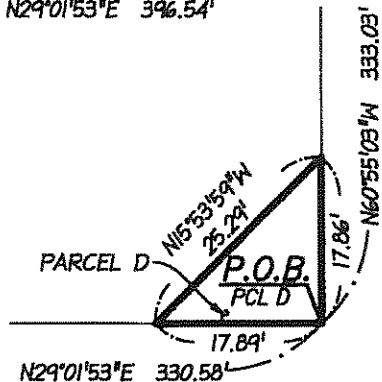
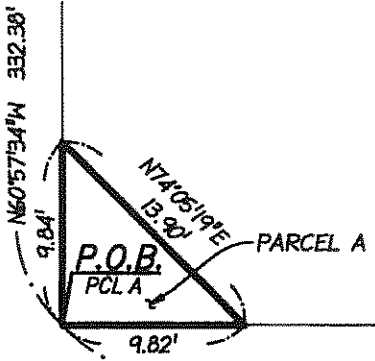
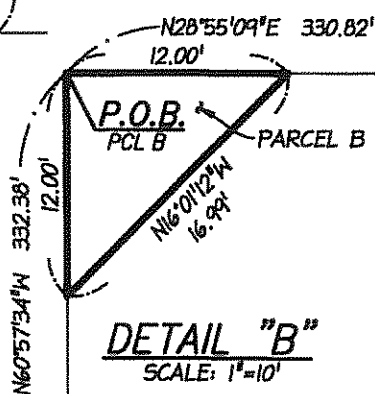
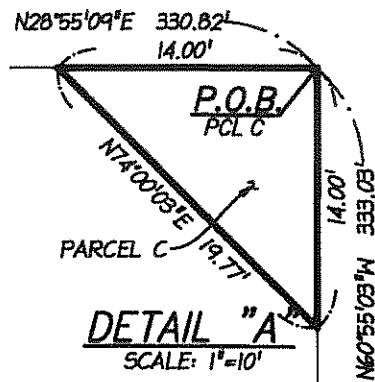
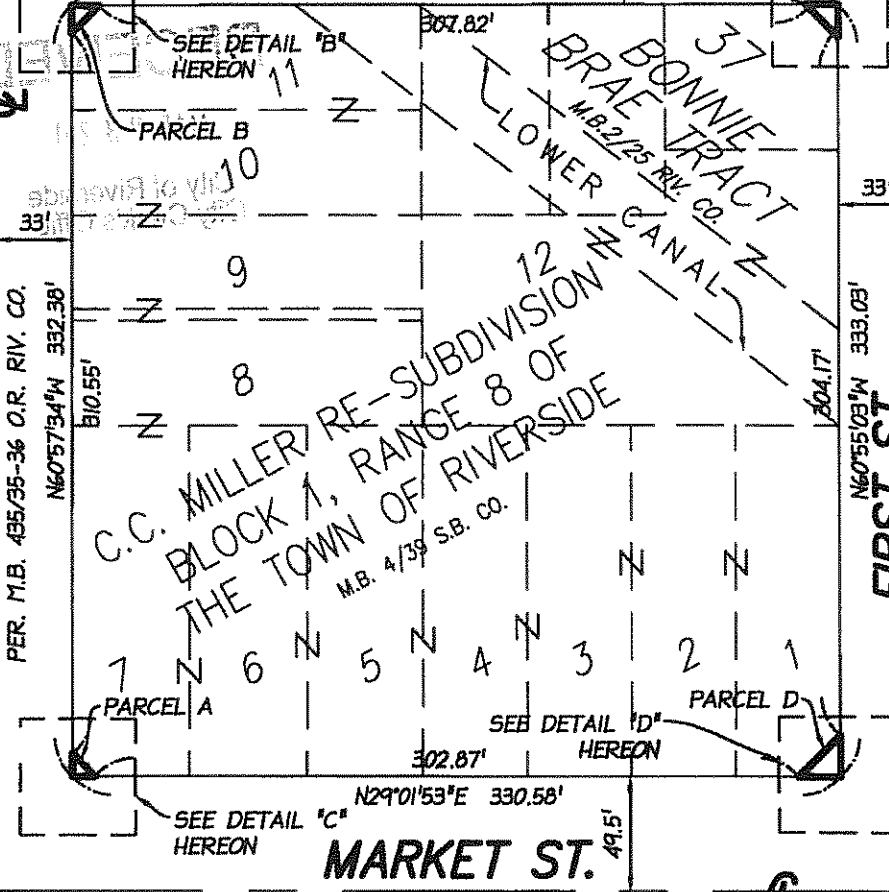
SECOND ST.
N60°57'34"W 414.82'

FAIRMOUNT BLVD.
N28°55'09"E 396.85'

(FORMERLY ALMOND STREET)
N28°55'09"E 330.82'

PER. M.B. 435/35-36 O.R. RIV. CO.
N60°57'34"W 332.38'
110.55'

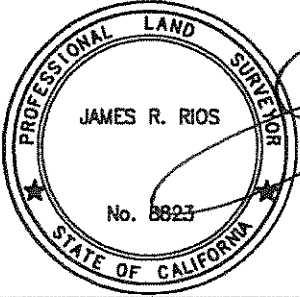
FIRST ST.
N60°55'03"W 415.60'
333.03'
333.03'
1804.17'



THIS EXHIBIT WAS PREPARED
UNDER MY DIRECTION:

JAMES RIOS, PLS 8823

10/10/2016
DATE



GRANT OF EASEMENT

SHEET 1 OF 1	SCALE 1" = 80'
DRAFTED BDS	CHECKED JRR
DATE 9/30/2018	JOB NUMBER 4Z10010200

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

D-17391

Drawing: R:\4210010200\SURVEY\LEGAL5\Grant of Easement\42100102_GOE-PLA1.dwg
 Plotted By: bryon.star
 Layout: LOT CONSOLIDATION PLAT
 Last Saved: Mon Oct 10, 2016 - 3:18pm
 Last Plotted: Mon Oct 10, 2016 - 4:06pm