

When recorded mail to:

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

**2017-0098813**

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

Page 1 of 5

Recorded in Official Records  
County of Riverside  
Peter Aidana  
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	Adtl Pg	Cert	CC
5									
SIZE	NCOR	SMF	NCHGT:			NCBACC			

FOR RECORDER'S OFFICE USE ONLY *8*

Project: P15-0651  
POR. APN: 213-071-001  
Address: 3225 Market Street

**D - 17392**

**GRANT OF EASEMENT**

**CENTERPOINTE AT MARKET LP, 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 \_\_\_\_\_

**CENTERPOINTE AT MARKET LP,  
a California limited partnership**

By: [Signature]

Print Name: Charles Zhang

Title: manager

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

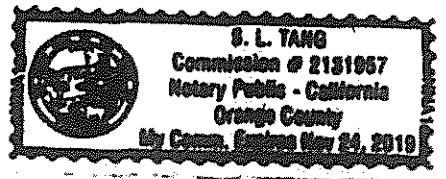
On Jan. 23, 2017, before me, S. L. Tang, Notary Public,  
notary public, personally appeared, Charles Zhang

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

That portion of Lot 1 of C.H. Greenshaw's Re-Subdivision of Block 2, Range 8, as shown on map filed in Book 5, page 156 of Maps, Records of Riverside County, California, lying in a portion of protracted Section 23, Township 2 South, Range 5 West, as shown on Plat of the Jurupa Rancho - Stearns, filed in Book 1, page 47 S.B. of Maps, records of said County, located in the City of Riverside, County of Riverside, State of California;

**Beginning** at the most easterly corner of said Lot 1 as shown on Tract Map No. 34738, filed in Book 435, pages 35 and 36, of Maps, Records of said County;

Thence South 29°01'45" West along the northwesterly right of way line of Market Street (49.5 foot half-width) as shown on said Tract Map No. 34738, 4.18 feet;

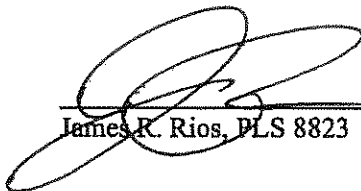
Thence North 41° 41' 53" West 12.67 feet to a point on the southwesterly right of way line of Second Street (66.00 feet wide) as shown on said Tract Map No. 34738;

Thence South 60° 57' 34" East along said southwesterly right of way line of Second Street 11.96 feet to the **Point of Beginning**;

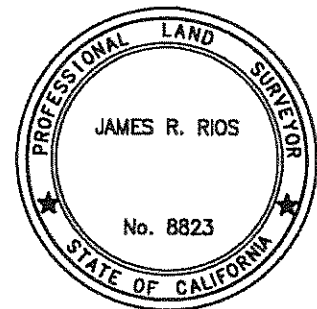
The above described land contains 24.99 square feet, more or less.

This 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

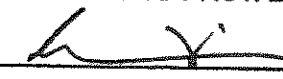
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
\_\_\_\_\_  
James R. Rios, PLS 8823

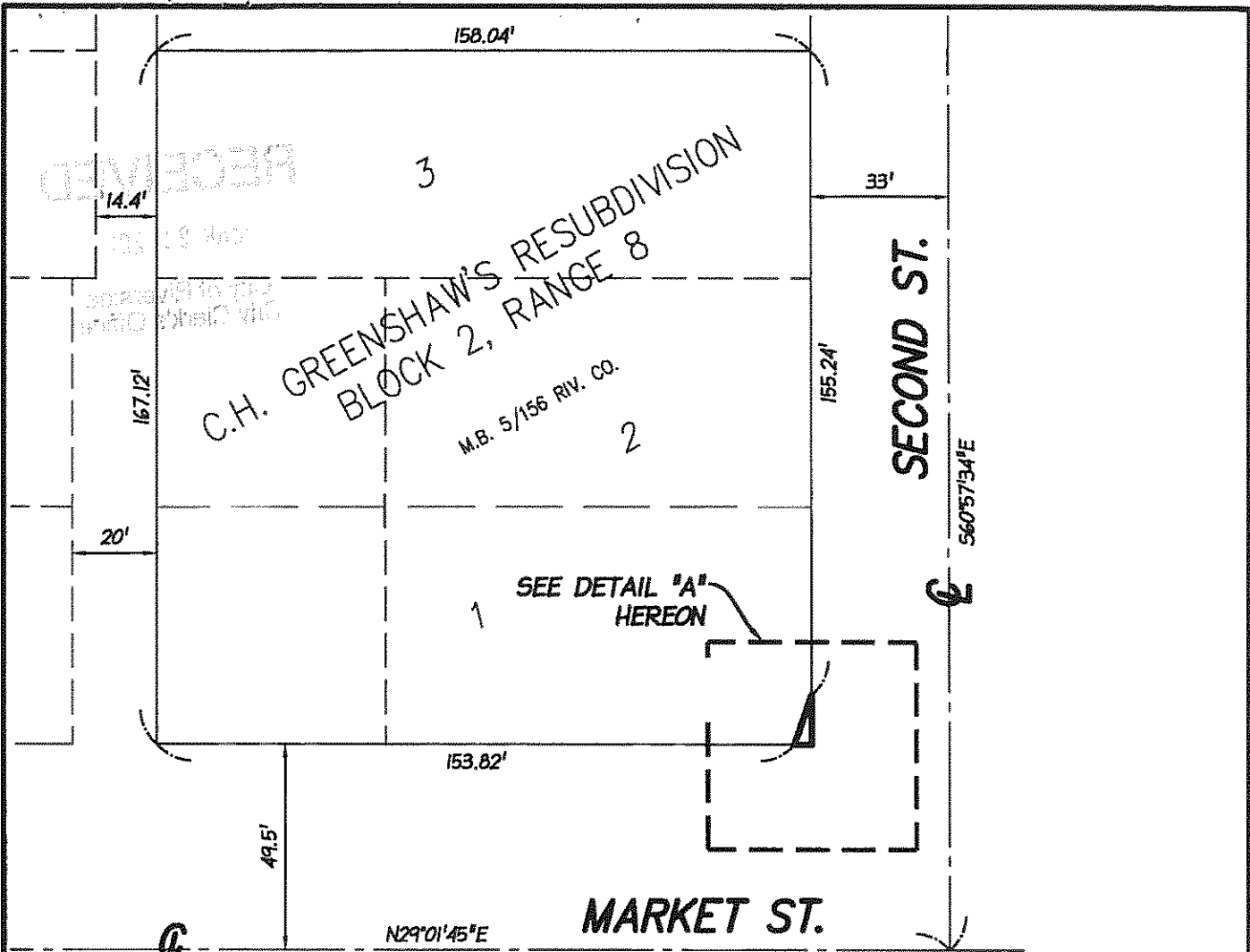
10/10/2016  
\_\_\_\_\_  
Date:



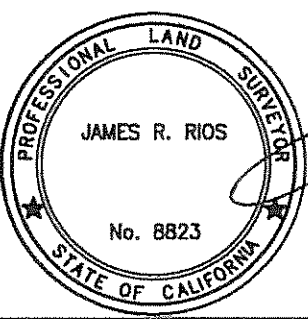
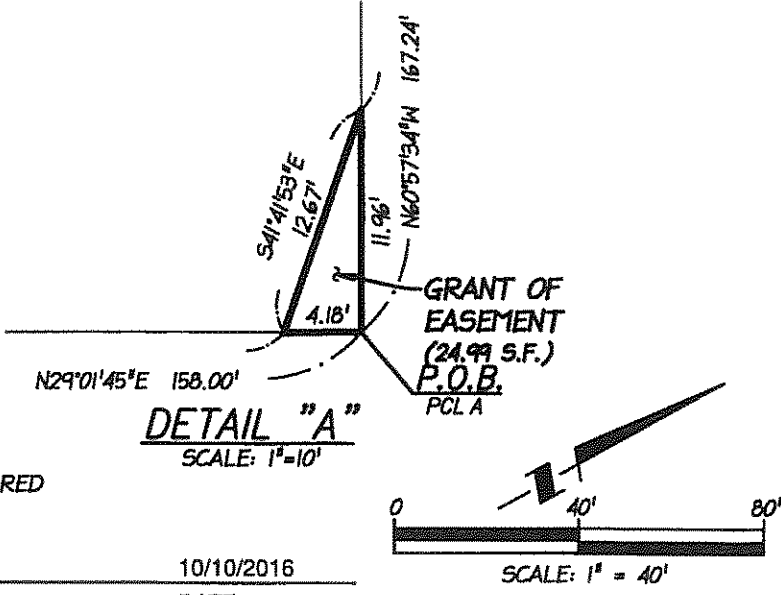
DESCRIPTION APPROVAL:

BY:  11/21/16  
\_\_\_\_\_  
DATE

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



NOTE:  
 BEARINGS ARE BASED UPON THE  
 CENTELINE OF MARKET STREET AS  
 SHOWN ON TRACT MAP NO.34738, FILED  
 IN BOOK 435, PAGES 35 AND 36,  
 INCLUSIVE OF MAPS, RECORDS OF  
 RIVERSIDE COUNTY.



THIS EXHIBIT WAS PREPARED  
 UNDER MY DIRECTION:  
 JAMES RIOS, FLS 8823  
 DATE 10/10/2016

GRANT OF EASEMENT	SHEET 1 OF 1	SCALE 1" = 80'
	<b>PSOMAS</b>	DRAFTED BDS
	1500 IOWA AVENUE, SUITE 210 RIVERSIDE, CA 92507 (951) 787-8421 WWW.PSOMAS.COM	CHECKED JRR
		DATE 9/30/2016
		JOB NUMBER 4Z0010400

D-17392

Drawing: R:\420010400\SURVEY\LEGALS\Easement\4Z00104\_GEO\_PLA1.dwg  
 Plotted By: bryan.shurt  
 Layout: GEO  
 Last Saved: Fri Sep 30, 2016 - 11:22am  
 Last Plotted: Mon Oct 10, 2016 - 4:11pm