

When recorded mail to:

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

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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Project: **Conditional Use Permit**
P03-0243 10550 California Ave.
APN 143-080-031



D - 15207

GRANT OF EASEMENT

THE CHURCH OF SAN JOSE, aka THE GENERAL ASSEMBLY in RIVERSIDE, a non-profit organization, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 utilities, sewers, drains 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 08/14/03

THE CHURCH OF SAN JOSE, aka
The GENERAL ASSEMBLY in
RIVERSIDE, a non-profit
Organization

Rev. By: Louis J. Jean-Louis

Title: President

By: _____

Title: _____

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

County of Riverside }ss

On 8/14/03, before me, Leigh Ann Rondilone

A Notary Public in and for said State, personally appeared

Louis J. Jean-Louis
Name(s) of Signer(s)

personally known to me - OR - 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.

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing: _____



WITNESS my hand and official seal.

Leigh Ann Rondilone
Signature



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**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, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8/20/03

Michael Anthony
INTERIM Real Property Services Manager
of the City of Riverside

P03-0243

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY *John Smith*
Deputy City Attorney



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EXHIBIT 'A'

LEGAL DESCRIPTION

THAT PORTION OF LOT 54 AND PORTIONS OF LOT "JJ", MOBLEY AVENUE VACATED OF EL RICON AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 85 AND 86 OF MAPS, RIVERSIDE COUNTY, CALIFORNIA RECORDS, DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING THE INTERSECTION OF THE EASTERLY LINE OF THE AFOREMENTIONED LOT 54, WITH THE NORTHERLY RIGHT OF WAY LINE OF HOLE AVENUE, BEING A DISTANCE OF 40.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID HOLE AVENUE;
THENCE NORTH 78° 13' 54" WEST ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 226.18 FEET TO A POINT OF CUSP WITH A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS NORTH 25° 35' 45" EAST;
THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 34.50 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 54° 30' 01", AN ARC LENGTH OF 32.82 FEET TO A POINT OF NON-TANGENCY AT THE INTERSECTION OF THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF CALIFORNIA AVENUE (EXISTING 39.00 FEET HALF WIDTH) AND THE WESTERLY LINE OF THE AFORESAID LOT 54 TO WHICH A RADIAL LINE BEARS NORTH 80° 05' 46" EAST;
THENCE NORTH 11° 46' 06" EAST, A DISTANCE OF 25.57 FEET ALONG SAID EXISTING RIGHT OF WAY LINE, ALSO BEING THE WESTERLY LINE OF SAID LOT 54;
THENCE CONTINUING ALONG SAID EXISTING RIGHT OF WAY LINE CURVING TO THE RIGHT ALONG THE ARC OF A 761.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 56' 56", AN ARC LENGTH OF 331.37 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 33° 56' 12" WEST;
THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 41.50 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 45° 34' 47", AN ARC LENGTH OF 33.01 FEET TO A POINT OF NON-TANGENCY AT THE INTERSECTION OF THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF CALIFORNIA AVENUE AND THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF MOBLEY AVENUE (EXISTING 30.00 FEET HALF WIDTH) TO WHICH A RADIAL LINE BEARS NORTH 11° 38' 35" EAST;
THENCE SOUTH 33° 39' 37" EAST ALONG THE EXISTING RIGHT OF WAY LINE OF MOBLEY AVENUE, A DISTANCE OF 66.04 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 54;
THENCE SOUTH 11° 46' 06" WEST, A DISTANCE OF 4.21 FEET;
THENCE NORTH 33° 39' 37" WEST, A DISTANCE OF 51.31 FEET AND PARALLEL TO THE CENTERLINE OF MOBLEY AVENUE BEING 33.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES;
THENCE CURVING TO THE LEFT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 90° 09' 15", AN ARC LENGTH OF 39.34 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 33° 48' 52" WEST;
THENCE CURVING TO THE LEFT ALONG THE ARC OF A 756.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24° 34' 18", AN ARC LENGTH

DESCRIPTION APPROVAL 8/14/03

for Walter R. Inye by _____
SURVEYOR, CITY OF RIVERSIDE



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OF 324.22 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 58° 23' 10" WEST WITH THE AFORE MENTIONED ARC BEING PARALLEL TO THE CENTERLINE OF CALIFORNIA AVENUE BEING 44.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES;
THENCE CURVING TO THE LEFT ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 109° 50' 44", AN ARC LENGTH OF 67.10 FEET;
THENCE SOUTH 78° 13' 54" EAST, A DISTANCE OF 210.15 FEET AND PARALLEL TO THE CENTERLINE OF HOLE AVENUE BEING 44.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES AND INTERSECTING A POINT ON THE EASTERLY LINE OF SAID LOT 54;
THENCE SOUTH 11° 46' 06" WEST, A DISTANCE OF 4.00 FEET, ALONG THE LAST MENTIONED LINE OF LOT 54, **TO THE POINT OF BEGINNING.**

THE ABOVE DESCRIBED EASEMENT CONTAINS 3,346 SQUARE FEET (0.10 ACRES), MORE OR LESS.

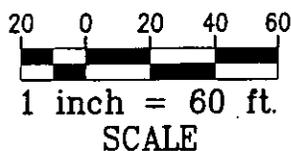


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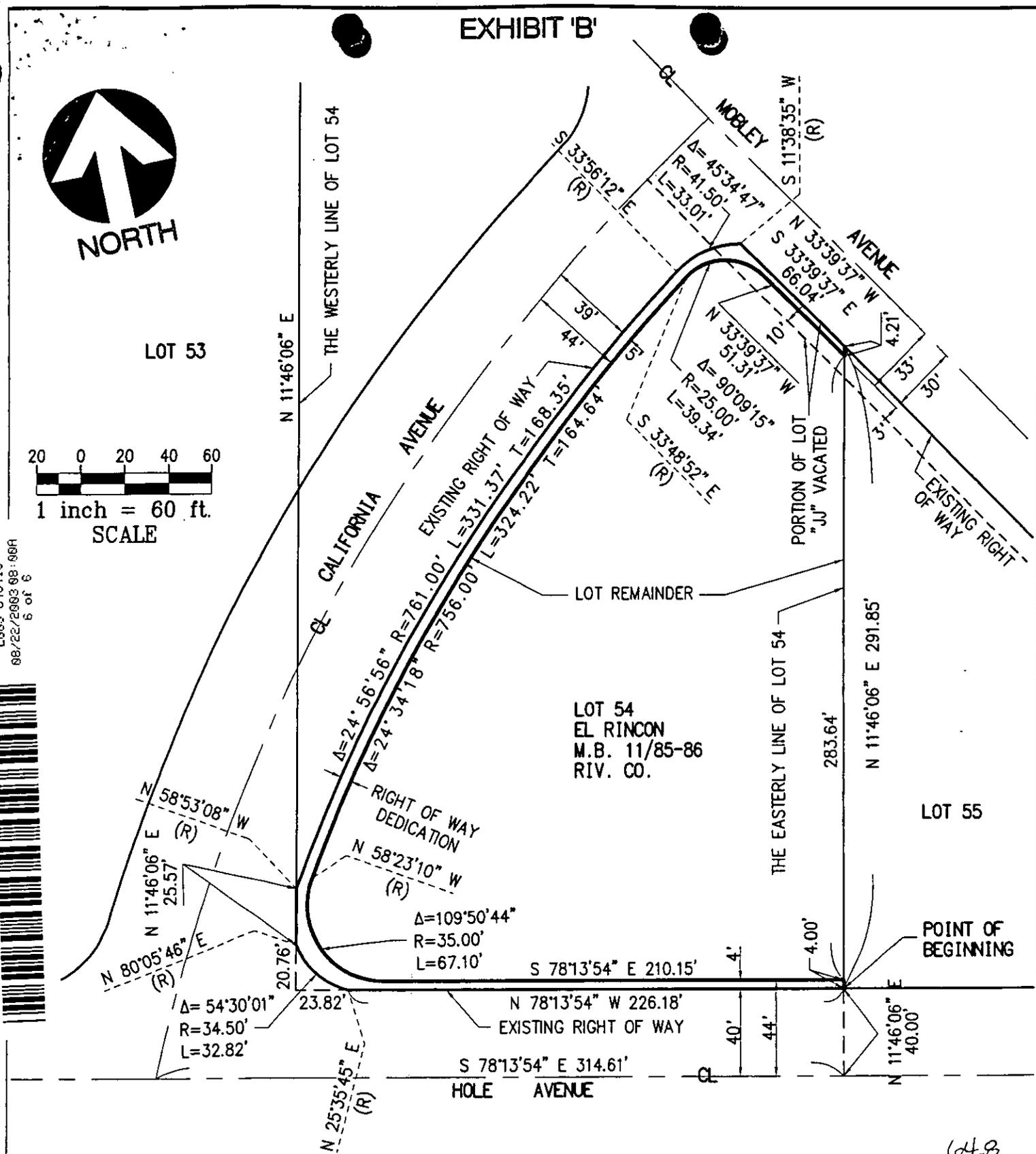
EXHIBIT 'B'



LOT 53



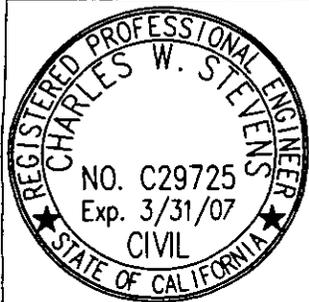
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C & A ENGINEERING

1485 SPRUCE STREET, SUITE H
 RIVERSIDE, CA 92507
 PHONE : 909-341-3911

Charles Stevens
 CHARLES STEVENS
 R.C.E. 29725, EXP. 3/31/07



CITY OF RIVERSIDE, CALIFORNIA

**THE GENERAL ASSEMBLY IN RIVERSIDE
 10550 CALIFORNIA AVENUE**

SUBJECT: ADDITIONAL RIGHT OF WAY DEDICATION

TRACT NO.: EL RINCON, M.B. 11/85-86

A.P.N.: 143-080-031 AND 143-080-026

LOT: 54

SHEET 3 OF 3 SHEETS

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