

When recorded mail to:

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

DOC # 2010-0238424

05/24/2010 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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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Project: Five Points
POR. APN: 146-220-004
Address: 4870 La Sierra Avenue

D - 16465



**GRANT OF EASEMENT
& WAIVER OF ACCESS RIGHTS**

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body corporate and politic 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.

Further, Grantor hereby releases and relinquishes to Grantee, any and all abutter's rights including access rights, both vehicular and pedestrian, appurtenant to Grantor remaining

property, in and to La Sierra Avenue and Pierce Street, so that lands abutting the real property described in said Exhibit "A" shall have no right of access or easement of access thereto.

Dated May 18, 2010

REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a public body corporate and politic,

By Belinda J. Hudson
Bradley J. Hudson, Executive Director
Belinda J. Graham

Attest [Signature]
Agency Secretary

APPROVED AS TO FORM:

By: [Signature]
Agency General Counsel

State of California
County of Riverside } ss

On May 18, 2010, before me, ~~Sherry R. Morton~~ Sherry R. Morton, Notary Public, personally appeared Belinda J. Graham and Colleen J. Nicol 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.

Sherry R. Morton
Notary Signature



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**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 5-18-10

CITY OF RIVERSIDE

By: Amelia M. Valtieri

APPROVED AS TO FORM
B. M. G. J.
DEPUTY CITY ATTORNEY



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EXHIBIT A

FIVE POINTS
PUBLIC STREET & HIGHWAY ESMT.
POR. APN: 146-220-004

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

That portion of Lots 13 through 16 of La Sierra Academy Tract No. 1 as shown by map on file in Book 13 of Maps, at Page 73 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Northerly corner of Parcel "A" of Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513 recorded July 30, 2009 as Document No. 396718, Official Records of Riverside County, California;

Thence N.30°11'09"W. along the Westerly line of Holden Avenue now known as La Sierra Avenue as shown on said La Sierra Academy Tract No. 1, also being the Northeasterly line of said Lots 13 Through 16, a distance of 130.28 feet to the most Easterly corner of that certain parcel of land described to the County of Riverside by deed recorded October 15, 1956 as Instrument No. 70859, Official Records of Riverside County, California;

Thence Southwesterly on a curve concave Southerly, having a radius of 10.00 feet, through an angle of 88°31'17", an arc length of 15.45 feet to a line parallel with and 50.00 feet Southeasterly, measured at right angles from the centerline of Pierce Street as shown on Tract 29090-6 by map on file in Book 326 of Maps, at Pages 33 and 34 thereof, Records of Riverside County, California, also being the Southeasterly line of said parcel described to the County of Riverside;

Thence S.61°17'34"W. along said parallel line, a distance of 140.30 feet to the Southwesterly line of said Lot 16;

Thence S.30°11'09"E. along said Southwesterly line, a distance of 18.26 feet;

Thence Northeasterly on a non-tangent curve concave Southeasterly, having a radius of 688.00 feet, through an angle of 10°14'05", an arc length of 122.89 feet to a point of compound curvature (the initial radial line bears N.25°43'33"W.);

Thence Southeasterly on said compound curve concave Southerly, having a radius of 38.00 feet, through an angle of 74°51'34", an arc length of 49.65 feet (the initial radial line bears N.15°29'28"W.) to a line parallel with and 60.00 feet Southwesterly, measured at right angles from the planned street centerline (P-19) of La Sierra Avenue (Holden Avenue) adopted by the City Council of the City of Riverside, by Resolution no. 13596 on January 16, 1979;



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Thence S.30°37'54"E. along said parallel line, a distance of 68.76 feet to the Northwestern line of Parcel "A" of said Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513;

Thence N.59°47'39"E. along said Northwestern line, a distance of 0.08 feet to the point of beginning.

The above described parcel of land contains 4,348 square feet, more or less.

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

 5/6/2010 Prep. E.V.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/11



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