

When recorded mail to:

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

DOC # 2010-0238423

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: 146-231-020, 022, 025 & 026  
Address: 11083, 11089, 11099 Hole Avenue  
and 11076 Bushnell Avenue

**D - 16466**



**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 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 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 Grantors remaining

*110466*

property, in and to Hole Avenue and Bushnell Avenue, so that lands abutting the real property described in Parcel "C" of said Exhibit "A" shall have no right of access or easement of access thereto over and across Course "A" herein described.

Dated May 18, 2010

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

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

Attest Colleen J. Nicol  
Agency Secretary

**APPROVED AS TO FORM:**

By: B. M. Gil  
Agency General Counsel

State of California

County of Riverside } ss

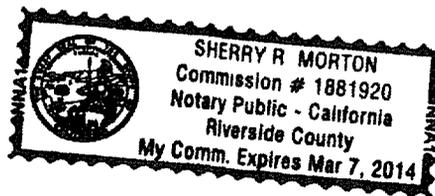
On May 18, 2010, before me, Sherry R. Morton, Notary Public,

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. Valeri

**APPROVED AS TO FORM**  
*[Signature]*  
**DEPUTY CITY ATTORNEY**



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EXHIBIT A

FIVE POINTS  
PUBLIC STREET & HIGHWAY ESMT.  
POR. APN 146-231-020, 022, 025 & 026

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

**Parcel "A"**

That portion of Lot 2 and Lot "I" in Block 59 and a portion of Lot 8 in Block 58 of Tract No. 2 of La Sierra Heights on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of that certain parcel of land as described by deed to the City of Riverside recorded February 20, 1987 as Instrument No. 48278, Official Records of Riverside County, California;

Thence N.11°46'34"E. along the Westerly line of said parcel described to the City of Riverside, a distance of 9.00 feet to the Northwest corner thereof;

Thence S.78°13'50"E. along the Northerly line of said parcel described to the City of Riverside, a distance of 29.52 feet to the Easterly line of Parcel 2 as conveyed to The Redevelopment Agency of the City of Riverside, California by deed recorded February 21, 2008 as Document No. 85577, Official Records of Riverside County, California, said Easterly line also being parallel with and distant 29.52 feet Easterly, measured at right angles from the Westerly line of Lot 6 of Assessor's Map No. 21 on file in Book 1, Page 26 of Assessor's Map, in the office of the County recorder of said Riverside County;

Thence N.11°46'34"E. along said parallel line, a distance of 26.35 feet;

Thence Westerly on a non-tangent curve, concave Southerly having a radius of 724.00 feet, through an angle of 12°07'03", an arc length of 153.12 feet (the initial radial line bears N.09°09'26"E.);

Thence Westerly on a reverse curve, concave Northerly having a radius of 68.00 feet, through an angle of 20°59'25", an arc length of 24.91 feet (the initial radial line bears S.02°57'37"E.) to the Easterly line of that certain parcel of land as described by deed to the City of Riverside recorded October 14, 1975 as Instrument No. 125809, Official Records of Riverside County, California;

Thence the following Three (3) courses along the Easterly line of said parcel described to the City of Riverside recorded October 14, 1975;

Southeasterly on a non-tangent curve, concave Northeasterly having a radius of 26.00 feet, through an angle of 20°04'40", an arc length of 9.11 feet (the initial radial line bears S.67°25'35"W.) to a line parallel with and 34.00 feet Northeasterly, measured at right angles from the centerline of Hole Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

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S.78°13'50"E. along said parallel line, a distance of 12.05 feet;

S.11°46'29"W., a distance of 4.00 feet to the Northerly line of said Hole Avenue;

Thence S.78°13'50"E. along said Northerly line, a distance of 127.88 feet to the point of beginning.

The above described parcel of land contains 3,918 square feet, more or less.

**Parcel "B"**

That portion of Lot 2 and Lot "I" in Block 59 and a portion of Lot 8 in Block 58 of Tract No. 2 of La Sierra Heights on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at the Northerly corner of Parcel 3 as conveyed to The Redevelopment Agency of the City of Riverside, California by deed recorded February 21, 2008 as Document No. 85577, Official Records of Riverside County, California;

Thence S.45°05'41"E. along the Northeasterly line of said Parcel 3, a distance of 10.00 feet to a line parallel with and distant 30.00 feet Southeasterly, measured at right angles from the centerline of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

Thence S.44°54'19"W. along said parallel line, a distance of 53.17 feet;

Thence Southwesterly on a curve, concave Southeasterly having a radius of 103.00 feet, through an angle of 15°00'00", an arc length of 26.97 feet;

Thence S.29°54'19"W., a distance of 49.67 feet;

Thence Southwesterly and Westerly on a curve, concave Northwesterly having a radius of 48.00 feet, through an angle of 80°22'33", an arc length of 67.34 feet to the Southeasterly line of said Bushnell Avenue;

Thence N.44°54'19"E. along said Southeasterly line, a distance of 183.86 feet to the point of beginning.

The above described parcel of land contains 3,005 square feet, more or less.

**Parcel "C" – Access Denial Line**

That portion of Lot 2 and Lot "I" in Block 59 and a portion of Lot 8 in Block 58 of Tract No. 2 of La Sierra Heights on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, shall have no rights of ingress and egress to and from Hole Avenue and Bushnell Avenue, public streets, over and across the following described line hereinafter referred to as Course "A":



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Commencing at the Southwest corner of that certain parcel of land as described by deed to the City of Riverside recorded February 20, 1987 as Instrument No. 48278, Official Records of Riverside County, California;

Thence N.11°46'34"E. along the Westerly line of said parcel described to the City of Riverside, a distance of 9.00 feet to the Northwest corner thereof;

Thence S.78°13'50"E. along the Northerly line of said parcel described to the City of Riverside, a distance of 29.52 feet to the Easterly line of Parcel 2 as conveyed to The Redevelopment Agency of the City of Riverside, California by deed recorded February 21, 2008 as Document No. 85577, Official Records of Riverside County, California, said Easterly line also being parallel with and distant 29.52 feet Easterly, measured at right angles from the Westerly line of Lot 6 of Assessor's Map No. 21 on file in Book 1, Page 26 of Assessor's Map, in the office of the County recorder of said Riverside County;

Thence N.11°46'34"E. along said parallel line, a distance of 26.35 feet to the Point of Beginning of said line(Course "A") description;

Thence Westerly on a non-tangent curve, concave Southerly having a radius of 724.00 feet, through an angle of 12°07'03", an arc length of 153.12 feet (the initial radial line bears N.09°09'26"E.);

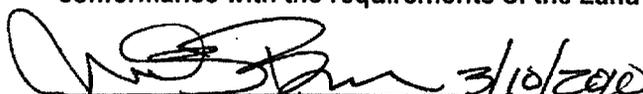
Thence Westerly on a reverse curve, concave Northerly having a radius of 68.00 feet, through an angle of 20°59'25", an arc length of 24.91 feet (the initial radial line bears S.02°57'37"E.) to the Easterly line of that certain parcel of land as described by deed to the City of Riverside recorded October 14, 1975 as Instrument No. 125809, Official Records of Riverside County, California;

Thence Northwesterly on a non-tangent curve, concave Northeasterly having a radius of 26.00 feet, through an angle of 18°18'33", an arc length of 8.31 feet (the initial radial line bears S.67°25'35"W.) to the Southeasterly line of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

Thence N.44°54'19"E. along said Southeasterly line, a distance of 6.80 feet to the end of said line description.

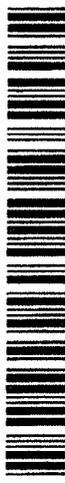
Access Denial Line length – 193.14 feet.

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

 3/10/2010 Prep. E.V.  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/11



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**COURSE DATA**

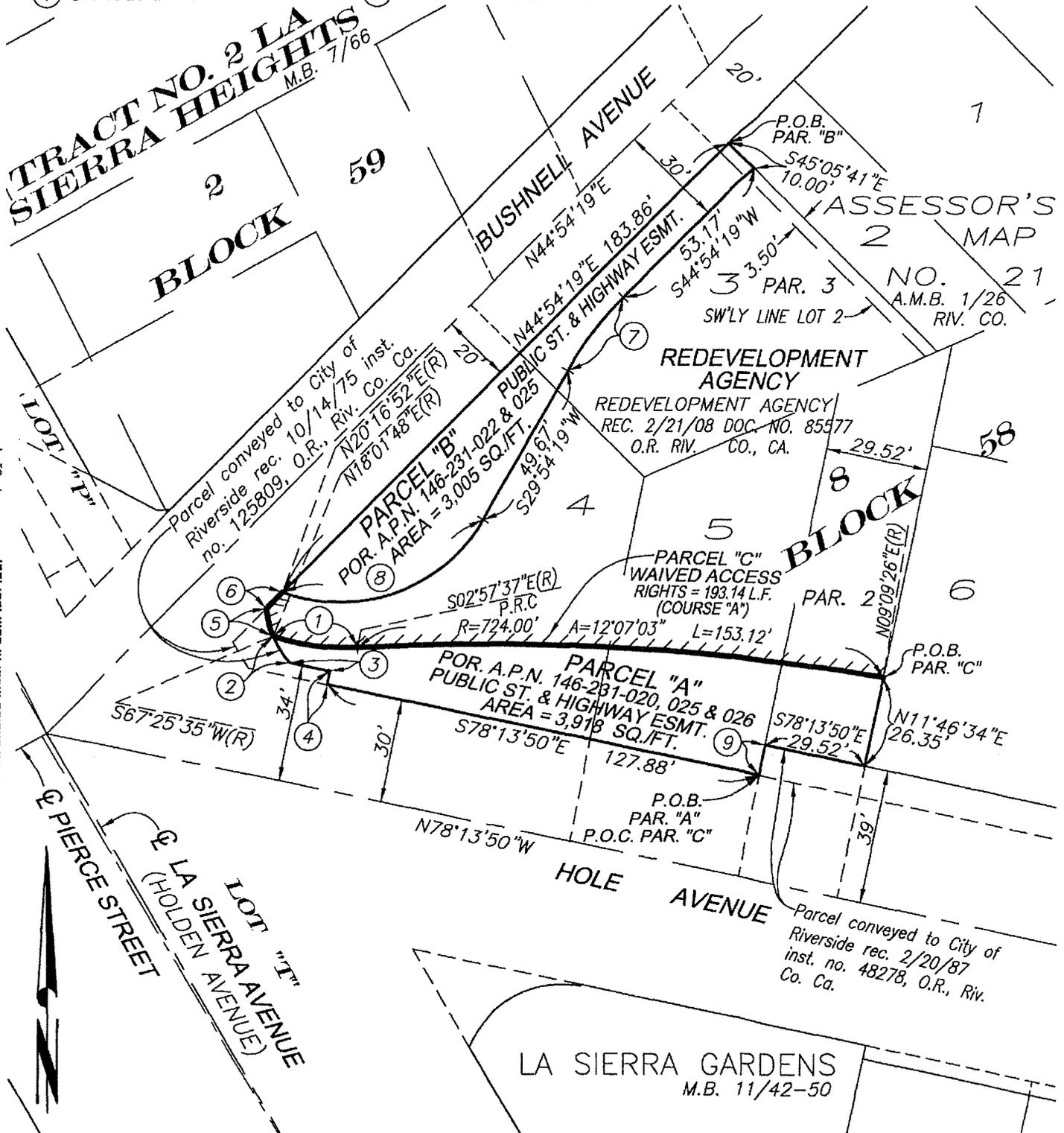
- ① R=68.00' A=20°59'25" L=24.91'
- ② R=26.00' A=20°04'40" L=9.11'
- ③ S78°13'50"E 12.05'
- ④ S11°46'29"W 4.00'

**COURSE DATA**

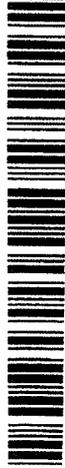
- ⑤ R=26.00' A=18°18'33" L=8.31'
- ⑥ N44°54'19"E 6.80'
- ⑦ R=103.00' A=15°00'00" L=26.97'
- ⑧ R=48.00' A=80°22'33" L=67.34'

////// Indicates Access Denial Line

- ⑨ N11°46'34"E 9.00'



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• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=40'

DRAWN BY: EV

DATE: 5/4/10

SUBJECT: FIVE POINTS PROJECT - # 21-23 & 49

16466