

When recorded mail to:

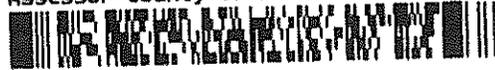
City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

**2015-0390907**

09/01/2015 11:54 AM Fee: \$ 0.00

Page 1 of 5

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	Adtl Pg	Cert	CC
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FOR RECORDER'S OFFICE USE ONLY

Project: P14-0810  
Por. APN's: 191-240-029,-030 & -039  
Address: 4247 Van Buren Boulevard

D - 17221

**GRANT OF EASEMENT**

Grace Community Church of Riverside, California, Inc., a California non-profit corporation, 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 \_\_\_\_\_

Grace Community Church of Riverside, California, Inc., a California non-profit corporation

By: [Signature]

Print Name: BRIAN C. SMITH

Title: PRESIDENT / PASTOR

By: [Signature]

Print Name: FRANKLIN "FRANK" D. LEONARD

Title: SECRETARY

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 RIVERSIDE

} ss

On AUGUST 2, 2015, before me, ANNA C. AYRES,

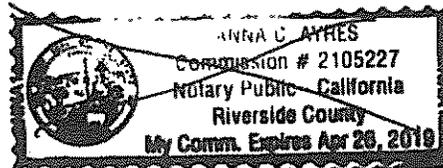
notary public, personally appeared, BRIAN C. SMITH AND FRANKLIN D. LEONARD,

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.

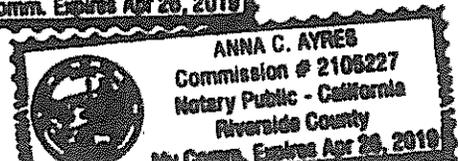
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Signature



D-17221

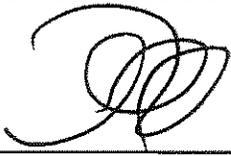


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 9-1-2015

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Services Manager

**APPROVED AS TO FC  
CITY ATTORNEYS OF**

By:   
Deputy City Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
Grant of Easement

**Project: P14-0810**

**PARCEL 1**

That portion of Lots 12 and 13 in Block 9 of the Lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps, Page 72, thereof, Records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point in the southwest line of said Lot 13, said point being 550.00 feet northwesterly of the most southerly corner of said Lot 13.

Thence North 34°16'00" West along the southwest line of said Lot 13, a distance of 110.00 feet, more or less, to the most westerly corner of said Lot 13. Said southwest line also being the northeast right-of-way of Van Buren Street (40 foot half-width) as shown on said Map;

Thence continuing North 34°16'00" West along the southwest line of said Lot 12 a distance of 94.00 feet;

Thence North 55°47'20" East on a line parallel with the southeasterly line of said Lot 12, a distance of 330.00 feet, more or less, to the northeasterly line of the southwesterly rectangular one-half of said Lots 12 and 13 as shown on said Map;

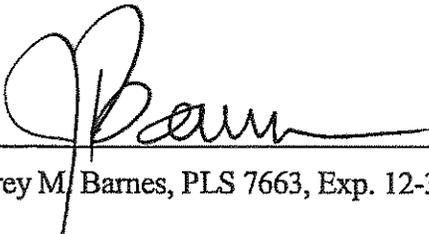
Thence South 34°16'15" East, on said last northeasterly line, a distance of 204.00 feet;

Thence South 55°47'20" West on a line parallel with the northwest line of said Lot 13 a distance of 330.00 more or less feet to the POINT OF BEGINNING.

Excepting therefrom, those portions lying northeast of a line 60.00 feet northeasterly and parallel with the centerline of Van Buren Boulevard (formerly Van Buren Street) as measured at right angles therefrom.

Contains 0.094 acres, more or less.

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

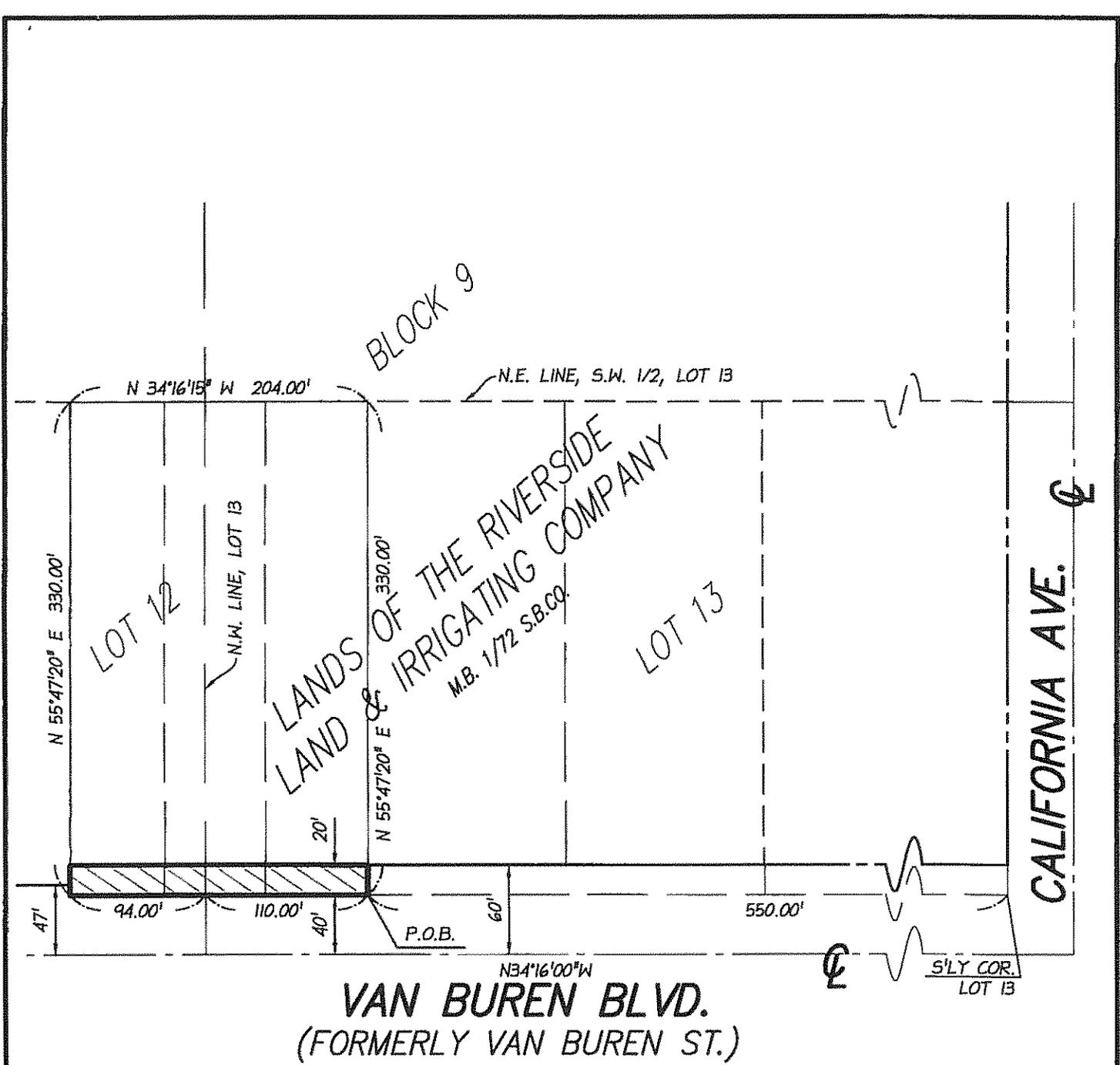
  
Jeffrey M. Barnes, PLS 7663, Exp. 12-31-16      7/23/2015      Date



DESCRIPTION APPROVAL:

  
CURTIS C. STEPHENS, LS. 7519      7/23/15      DATE  
CITY SURVEYOR

D-17221



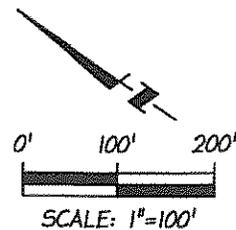
**VAN BUREN BLVD.**  
 (FORMERLY VAN BUREN ST.)



THIS EXHIBIT WAS PREPARED  
 UNDER MY DIRECTION:

*Jeffrey M. Barnes*  
 JEFFREY M. BARNES, PLS 7663

D-17221



**GRANT OF EASEMENT**  
 PORTION OF LOTS 12 & 13 OF  
 LANDS OF RIVERSIDE & IRRIGATING CO.  
 M.B. 1/72 O.R.S.B.CO.

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

SHEET 1 OF 1
DRAFTED: JC
CHECKED: JMB
DATE: 07/23/2015
JOB NO.: 4VAN050100

Drawing: G:\467002\Drawings\final\Exhibits\467002-EXP\_000.dwg  
 Plotted By: Jorge Chavez  
 Layout: 000  
 Last Saved: Thu Jul 23, 2015 - 9:25am  
 Last Plotted: Thu Jul 23, 2015 - 9:35am