

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)

Project: P05-0778

APN: 257-050-017, 18 & 257-100-027

DOC # 2008-0224361

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Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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GRANT OF EASEMENT

Birtcher Riverside Mt. Vernon, LLC, a California Limited Liability Company, 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 4/21/08

Birtcher Riverside Mt. Vernon, LLC
a California Limited Liability Company

By: _____

By: [Signature]

Print Name: _____

Print Name: BRANDON BIRTCHER

Title: _____

Title: Manager

AWH
4/21/08

ACKNOWLEDGEMENT

State of California }
County of orange } ss

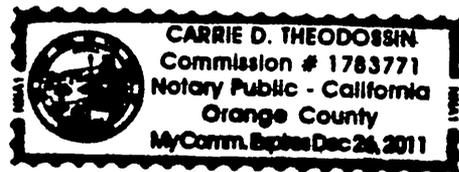
On April 21, 2008, before me Carrie D. Theodossin, Notary Public
personally appeared Brandon R. Birtcher
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that
he/~~she/they~~ executed the same 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



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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. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 4/29/08

CITY OF RIVERSIDE

By: Amelia M. Valeri

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY [Signature]
Deputy City Attorney



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EXHIBIT "A"
EASEMENT FOR PUBLIC ROAD AND
UTILITY PURPOSES

PORTIONS OF PARCELS "A" AND "B" OF LOT LINE ADJUSTMENT NO. LL-P05-0776, RECORDED MARCH 24, 2006 AS INSTRUMENT NO. 2006-0209524 AND PORTIONS OF PARCELS "C" AND "D" OF LOT LINE ADJUSTMENT NO. LL-P05-0778, RECORDED MARCH 24, 2006 AS INSTRUMENT NO. 2006-0209526 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SEC. 16 AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, SAID BEGINNING BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN; THENCE FROM SAID SECTION CORNER, SOUTH 89°54'44" EAST ALONG THE AFOREMENTIONED CENTERLINE OF PALMYRITA AVENUE, 82.80 FEET TO THE MOST NORTHERLY CORNER OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT NO. LLA-P05-0778; THENCE SOUTH 35°24'16" WEST, 107.69 FEET ALONG THE NORTHWESTERLY LINE OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT LLA-P05-0778 TO THE MOST WESTERLY LINE OF SAID LOT LINE ADJUSTMENT NO. P05-0778. SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID PARCEL "A" OF LOT LINE ADJUSTMENT NO. LLA-P05-0776 AND THE **"TRUE POINT OF BEGINNING"**; THENCE ALONG SAID MOST WESTERLY LINE SOUTH 00°08'09" EAST, 374.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", NORTH 89°51'51" EAST, 33.00 FEET; THENCE SOUTH 00°08'09" EAST, 270.54 FEET TO TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 52.24 FEET, THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°00'00" AN ARC DISTANCE OF 18.23 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 20°08'09" EAST, 59.15 FEET TO A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 220°00'00" AN ARC DISTANCE OF 230.38 FEET; THENCE TANGENT TO SAID CURVE, NORTH 19°51'51" EAST, 59.15 FEET TO A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 52.24 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°00'00" AN ARC DISTANCE OF 18.23 FEET; THENCE TANGENT TO SAID CURVE, NORTH 00°08'09" WEST, 537.74 FEET TO A TANGENT CURVE, CONCAVE SOUTHWESTERLY AN HAVING A RADIUS OF 217.00 FEET, THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°42'00" AN ARC DISTANCE OF 55.67 FEET TO THE NORTHWESTERLY LINE OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT NO. LLA-P05-0776, A RADIAL BEARING THROUGH SAID POINT BEARS NORTH 75°09'52" EAST; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 40°06'16" EAST, 26.87 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL "A", NORTH 35°24'16" EAST TO THE **"TRUE POINT OF BEGINNING"**

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.
 CONTAINING 1.01 ACRES MORE OR LESS

DESCRIPTION APPROVAL:

BY: *[Signature]* DATE: 04-28-08

FOR: MARK S. BROWN
 CITY SURVEYOR

[Signature] 4/14/08
 MARK P. PFEILER L.S. 5959 DATE
 EXPIRES 12-31-08



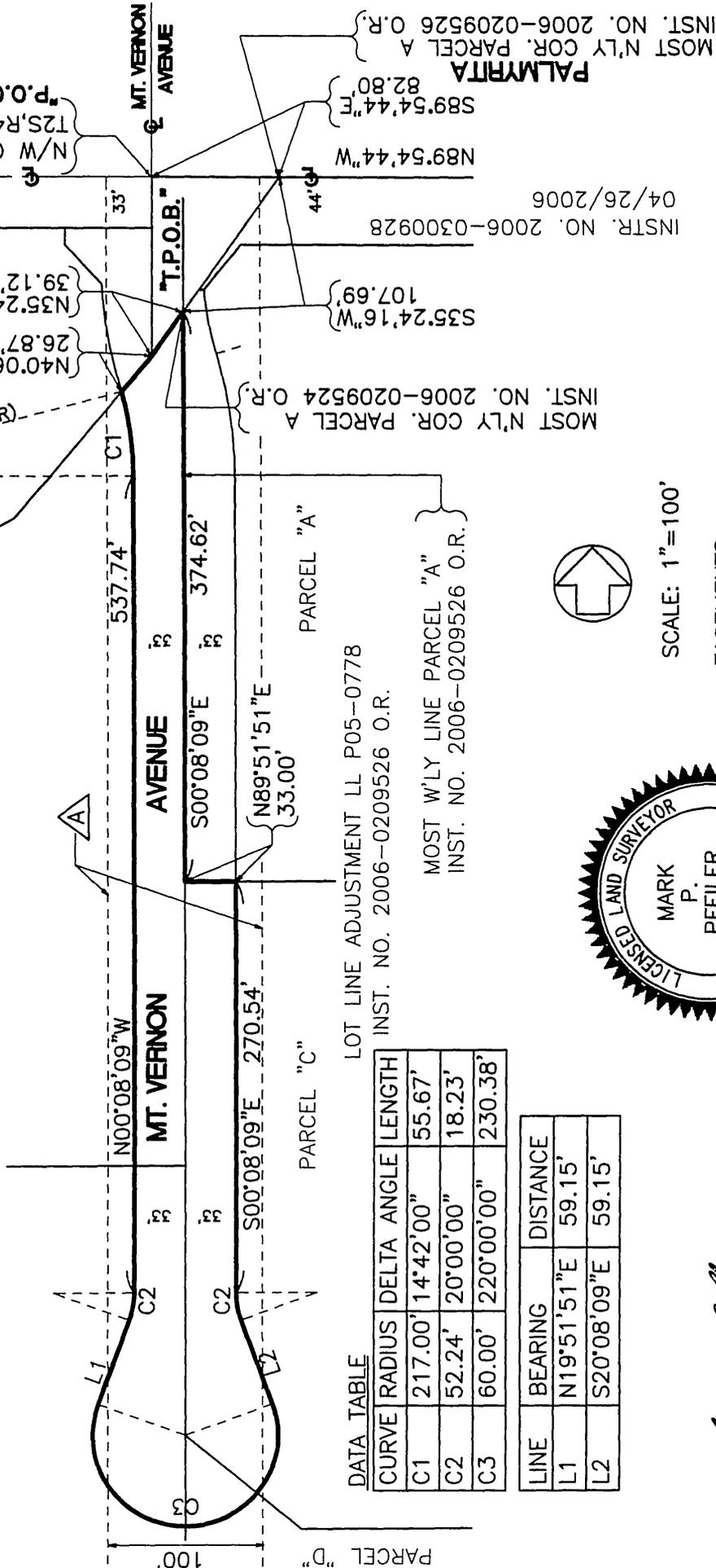
<p>R.B. ENGINEERING 3198 N. ASHWOOD STREET ORANGE, CA 92865 TELE: (714) 637-8100</p>	<p>PLAT FOR BIRTCHER RIVERSIDE MT. VERNON RIVERSIDE, CALIFORNIA</p>
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LOT LINE ADJUSTMENT LL P05-0776
INST. NO. 2006-0209524 O.R.

PARCEL "B" MT. VERNON AVENUE PARCEL "A"



DATA TABLE

CURVE	RADIUS	DELTA ANGLE	LENGTH
C1	217.00'	14°42'00"	55.67'
C2	52.24'	20°00'00"	18.23'
C3	60.00'	220°00'00"	230.38'

LINE	BEARING	DISTANCE
L1	N19°51'51"E	59.15'
L2	S20°08'09"E	59.15'

LOT LINE ADJUSTMENT LL P05-0776
INST. NO. 2006-0209526 O.R.

MOST W'LY LINE PARCEL "A"
INST. NO. 2006-0209526 O.R.



Mark P. Pfeiler
MARK P. PFEILER L.S. 5959 DATE 4/16/08
EXPIRES 12-31-08

SCALE: 1"=100'

EASEMENTS

INDICATES 100' PIPELINE EASEMENT PER
INST. NO. 125187, O.R., 11/1/1971

R.B. ENGINEERING
3198 N. ASHWOOD STREET
ORANGE, CA 92865
TELE: (714) 637-8100

PLAT FOR
BIRTCHEM RIVERSIDE MT. VERNON
RIVERSIDE, CALIFORNIA

LEGEND

- P.O.C. INDICATES POINT OF COMMENCEMENT
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING
- (R) INDICATES RADIAL BEARING

16212