

When recorded mail to:

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

DOC # 2008-0670465

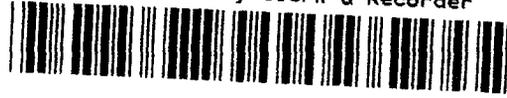
12/24/2008 08:00A Fee:NC

Page 1 of 8

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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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NCHG cc									513

Project: Columbia Avenue and Iowa Avenue  
Street Improvement Project  
APN: 249-070-028  
Address: 1200 Columbia Avenue

**D - 16318**



**GRANT OF EASEMENT**

Bourns, Inc., a California corporation, 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 9/29/08

Bourns, Inc., a California corporation

By: [Signature]

By: John J. Halenda

Print Name: GERALD T. YOUNG

Print Name: JOHN J. HALENDA

Title: SECRETARY

Title: PRESIDENT

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of \_\_\_\_\_ } ss

On \_\_\_\_\_, before me \_\_\_\_\_  
(date) (name)

a Notary Public in and for said State, personally appeared

\_\_\_\_\_  
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.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature

**OPTIONAL SECTION**

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



16318

**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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/11/08

**CITY OF RIVERSIDE**

BY: Amelia M. Valeri

Title: Real Property Manager

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY [Signature]  
Deputy City Attorney



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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of RIVERSIDE

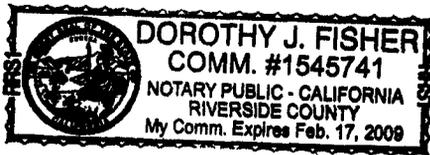
On SEPT. 29, 2008 before me, DOROTHY J. FISHER, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared GERALD T. YOUNG  
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature Dorothy J. Fisher  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: GRANT OF EASEMENT

Document Date: 9-29-08 Number of Pages: SIX

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

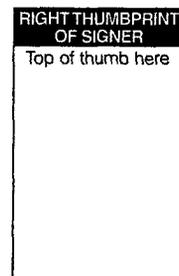
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_



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**ACKNOWLEDGMENT**

State of California }  
County of RIVERSIDE }

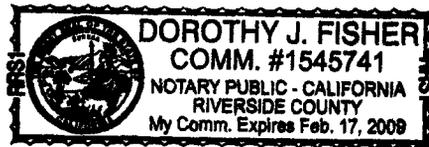
On SEPTEMBER 29, 2008 before me, DOROTHY J. FISHER, NOTARY PUBLIC  
(here insert name and title of the officer)  
personally appeared JOHN J. HALENDA

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 *Dorothy J. Fisher*



(Seal)



EXHIBIT "A"

A.P.N. 249-070-028-0  
PUBLIC STREET EASEMENT

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 14 THROUGH 16 OF TWOGOOD AND HERRICK'S SUBDIVISION, AS SHOWN BY A MAP ON FILE IN BOOK 7, PAGE 29 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THAT PORTION OF LOTS 2 AND "C" OF STECK'S CITRUS TRACT AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 33 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, ALSO BEING A PORTION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-007-001, RECORDED JUNE 28, 2001 AS INSTRUMENT NO. 2001-294603 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P06-1026, AS DOCUMENT NO. 2006-0717818 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 00°32'47" EAST ALONG A LINE PARALLEL WITH AND DISTANT 60.00 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF IOWA AVENUE AS SHOWN ON SAID DOCUMENTS A DISTANCE OF 94.77 FEET;

THENCE NORTH 01°35'16" EAST A DISTANCE OF 217.54 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 317.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 61.21 FEET THROUGH A CENTRAL ANGLE OF 11°03'50" TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 272.00 FEET THROUGH WHICH POINT, A RADIAL LINE BEARS SOUTH 77°20'54" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 57.47 FEET THROUGH A CENTRAL ANGLE OF 12°06'19" TO A LINE PARALLEL WITH AND DISTANT 77.00 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE NORTH 00°32'47" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 207.35 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 63.10 FEET THROUGH A CENTRAL ANGLE OF 90°23'04" TO A LINE PARALLEL WITH AND DISTANT 65.50 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLUMBIA AVENUE, AS SHOWN BY SAID DOCUMENT RECORDED JUNE 28, 2001;



THENCE SOUTH 89°04'09" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 334.59 FEET;

THENCE NORTH 89°53'22" EAST A DISTANCE OF 577.60 FEET TO A LINE PARALLEL WITH AND DISTANT 55.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE NORTH 89°04'09" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 629.81 FEET;

THENCE SOUTH 00°55'51" WEST A DISTANCE OF 5.00 FEET TO A LINE PARALLEL WITH AND DISTANT 60.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF COLUMBIA AVENUE;

THENCE NORTH 89°04'09" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 309.17 FEET;

THENCE SOUTH 46°39'10" WEST A DISTANCE OF 35.28 FEET TO A LINE PARALLEL WITH AND DISTANT 65.00 EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THENCE SOUTH 00°32'47" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 264.93 FEET;

THENCE NORTH 89°27'13" WEST A DISTANCE OF 10.00 FEET TO A LINE PARALLEL WITH AND DISTANT 55.00 EASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF IOWA AVENUE;

THE PRECEDING FIVE COURSES BEING ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED DECEMBER 6, 2000, PER DOCUMENT NO. 2000-485468 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 00°32'47" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 393.67 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P06-1026;

THENCE SOUTH 89°28'43" EAST ALONG SAID WESTERLY PROLONGATION OF THE NORTH LINE OF PARCEL 1 A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

AREA - 11893 SQUARE FEET.

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

*Xicotencatl E. Salazar*

XICOTENCATL E. SALAZAR, L.S. 5507 DATE: JANUARY 15, 2008  
LICENSE EXPIRES 9/30/2008



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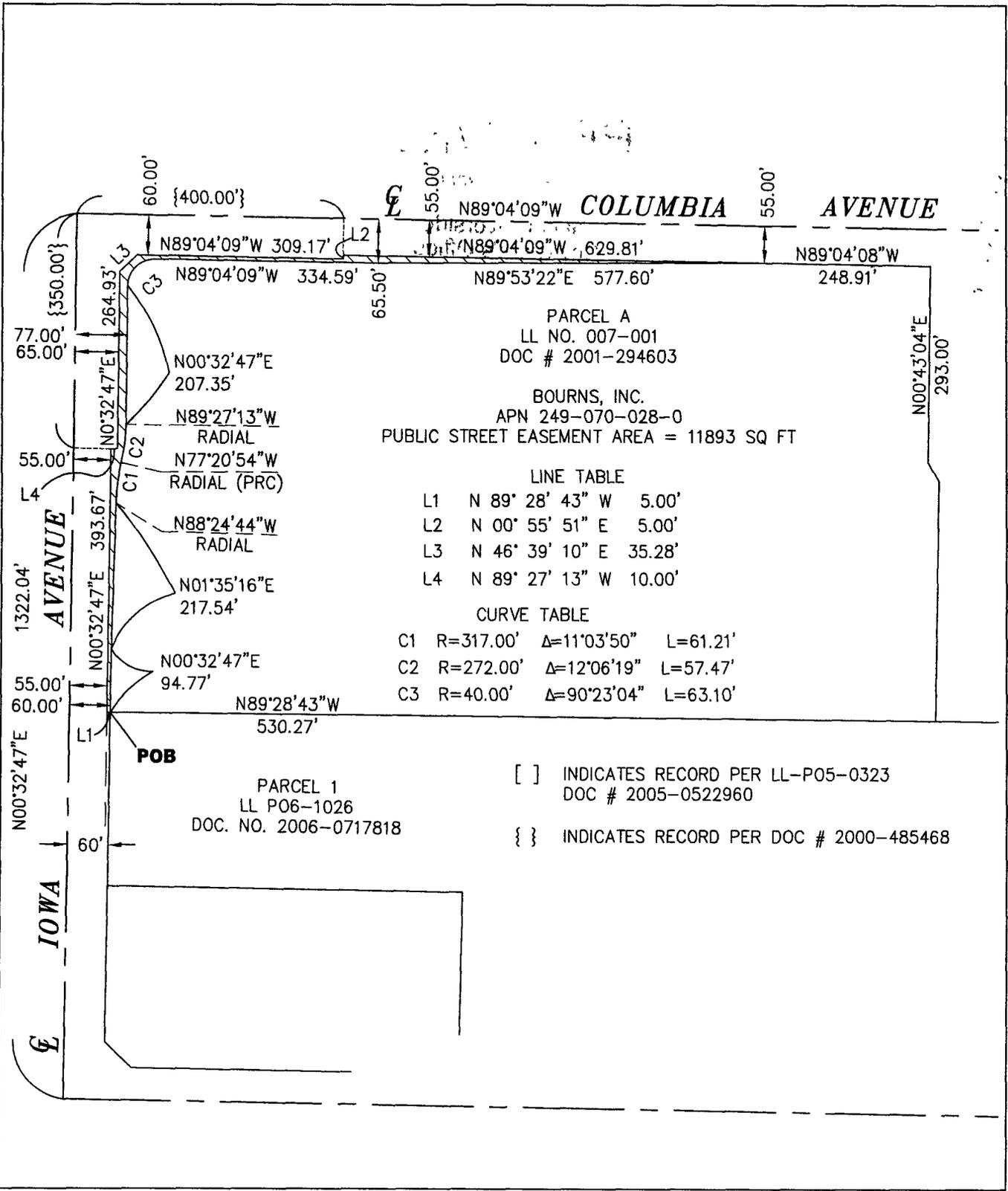
DESCRIPTION APPROVAL

*[Signature]* /23/08  
MARK S. BROWN CITY SURVEYOR DATE



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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"= 200'	Drawn by: XES	Date: 01/15/08	Subject: COLUMBIA AVE & IOWA AVE STREET IMPROVEMENTS
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