

When recorded mail to:

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

DOC # 2011-0325838

07/26/2011 10:58A 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: Snowberry Senior Apartments
Por. APN: 193-122-025
Address: 8402 Colorado Ave.

D - 16691



GRANT OF EASEMENT

SNOWBERRY SENIOR APARTMENTS, L.P., a California limited partnership, 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.

Dated 7-7-2011

**SNOWBERRY SENIOR APARTMENTS, L.P.,
a California limited partnership**

**By: Riverside Charitable Corporation, a
California nonprofit public benefit
Corporation
Its Managing General Partner**

By *Stewart G. Hall*

STEWART G. HALL
(print name)

Title SECRETARY

By *Ken Robertson*

Ken Robertson
(print name)

Title President

State of California

County of Orange } ss

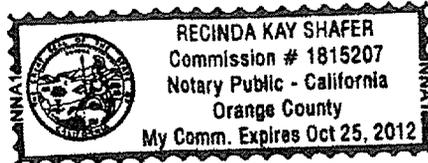
On 7-7-2011, before me, Recinda Kay Shafer, Notary Public,

personally appeared Stewart G. Hall and Kenneth S. Robertson 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.

Recinda Kay Shafer
Notary Signature



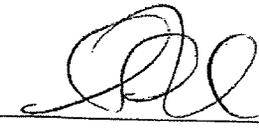
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**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, 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 7/21/11

CITY OF RIVERSIDE

By: 
Real Property Services Manager

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

GRANT OF EASEMENT (SAN VICENTE)

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

That portion of Lot 2 in Block 7 of the Lands of Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the centerline of Lot "A" (San Vicente Avenue) with the easterly line thereof, as shown on Tract No. 2748, on file in Book 49, Pages 9 and 10 of Maps, records of Riverside County, California;

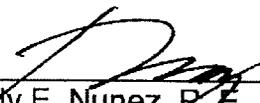
THENCE North 16°27'04" West, along the easterly line of Lot "A" of said Tract No. 2748, a distance of 30.08 feet to a non tangent curve to the right, of which the radius point lies South 11°43'54" East, a radial distance of 31.00 feet;

THENCE southerly along the arc, through a central angle of 170°33'40", a distance of 92.28 feet to the easterly line of said Lot "A" of Tract No. 2748;

THENCE North 16°27'04" West, along said easterly line of Lot "A", a distance of 31.71 feet to the **POINT OF BEGINNING**.

Containing: 1,351.58 square feet, more or less.

This Description was prepared by me
Or under my direction:


Rudy E. Nunez P.E. P.L.S.
PLS No. 7394 Exp. 12/31/11
September 2, 2010



DESCRIPTION APPROVAL:

BY:  DATE 11/5/10

FOR: MARK S. BROWN
CITY SURVEYOR



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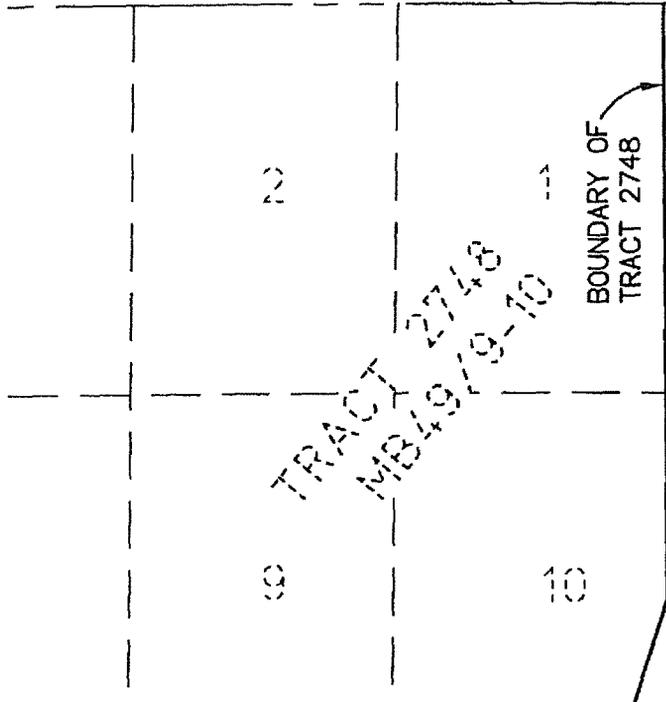
GRANT OF EASEMENT

COLORADO AVENUE



40'

(EXIST R/W)



PORTION LOT 2 BLOCK 7
MAP BOOK 1 PAGE 72
SAN BERNARDINO

(EXIST R/W)

SAN VICENTE AVENUE

P.O.B.

T.P.O.B.
S11°43'54"E
(R)

LEGEND

P.O.B = POINT OF BEGINNING

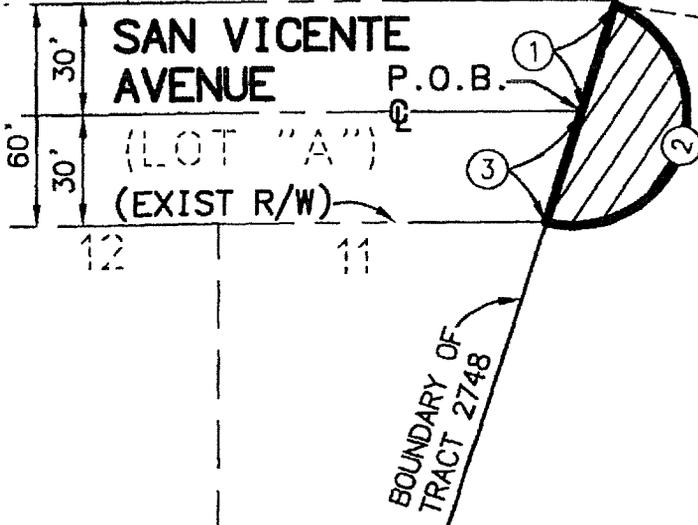


PROPOSED ROW DEDICATION

PREPARED UNDER THE SUPERVISION OF:



RUDY E. NUNEZ
L.S. 7394 EXP 12/31/11



LINE AND CURVE DATA

○	DELTA/BRG	RADIUS	LENGTH	TANGENT
1	N16°27'04"W	--	30.08'	--
2	Δ= 170°33'40"	31.00'	92.28'	375.51'
3	N16°27'04"W	--	31.71'	--



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DATE: 9-01-10 | SCALE: 1"=50'

LOCATION:
PORTION OF LOT 2 IN BLOCK 7 OF
THE RIVERSIDE LAND AND
IRRIGATING COMPANY PER MAP BOOK
1 PAGE 72 OF SAN BERNARDINO
COUNTY RECORDS

SHEET 1 OF 1

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