

When recorded mail to:

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

DOC # 2014-0489134
12/23/2014

Customer Copy Label

The paper to which this label is
affixed has not been compared
with the filed/recorded document

Larry W Ward

County of Riverside
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)

FOR RECORDER'S OFFICE USE ONLY

Project: P14-0508
APN: Portions of 225-201-049 & 225-201-051
Address: 6611 and 6613 School Circle

D - 17113

GRANT OF EASEMENT

Central Medical Group, LLC a California Limited Liability Company, 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.

Date: 12-12-14

**Central Medical Group, LLC a California
Limited Liability Company**

By Mark D Allison MD

By _____

Mark D Allison MD
(print name)

(print name)

1025 AM
Title Vice President

Title _____

State of California
County of _____ } ss

On _____, before me, _____,
notary public, personally appeared, _____

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.

Notary Signature

SEE ATTACHED CASE CERTIFICATE

ALL-PURPOSE ACKNOWLEDGMENT

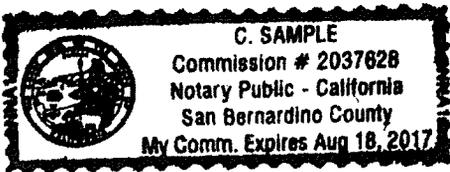
State of California

County of San Bernardino } SS.

On December 12, 2014, before me, C. Sample, Notary Public,

personally appeared Mark D. Allison, 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'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Grant of Easement
TITLE OR TYPE OF DOCUMENT

05
NUMBER OF PAGES

December 12, 2014
DATE OF DOCUMENT

N/A
OTHER

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Central Medical Group LLC

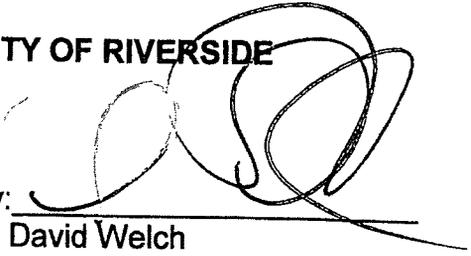
RIGHT THUMBPRINT OF SIGNER



**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 12-22-14

CITY OF RIVERSIDE
By: 
David Welch
Real Property Services Manager

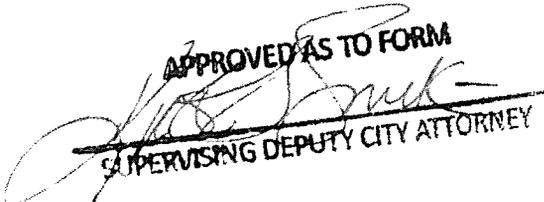

APPROVED AS TO FORM
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

That portion of Lot 14 in Block 6 and a portion of Park Avenue (Vacated) of Tibbett's Tract, as shown by map on file in Book 4, Page 91 of Maps, records of Riverside County, California, described as follows:

A strip of land 8.00 feet wide, the East line of said strip being the West line of North School Street (currently School Circle) as conveyed to the City of Riverside by Deed recorded June 29, 1926 in Book 544, Page 500 of Deeds, records of said Riverside County, being bounded as follows;

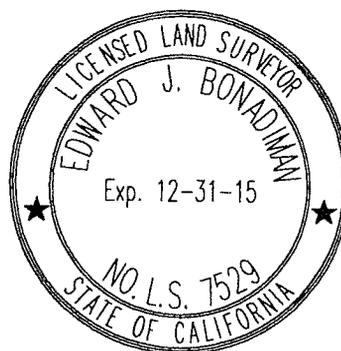
Bounded on the North by the Easterly prolongation of the North line of Said Lot 14;

Bounded on the South by a line 290 feet South of and parallel to the centerline of Central Avenue as shown on said Tibbett's Tract.

Area - 800 square feet more or less.



Edward J. Bonadiman, PLS 12-2-14
Date



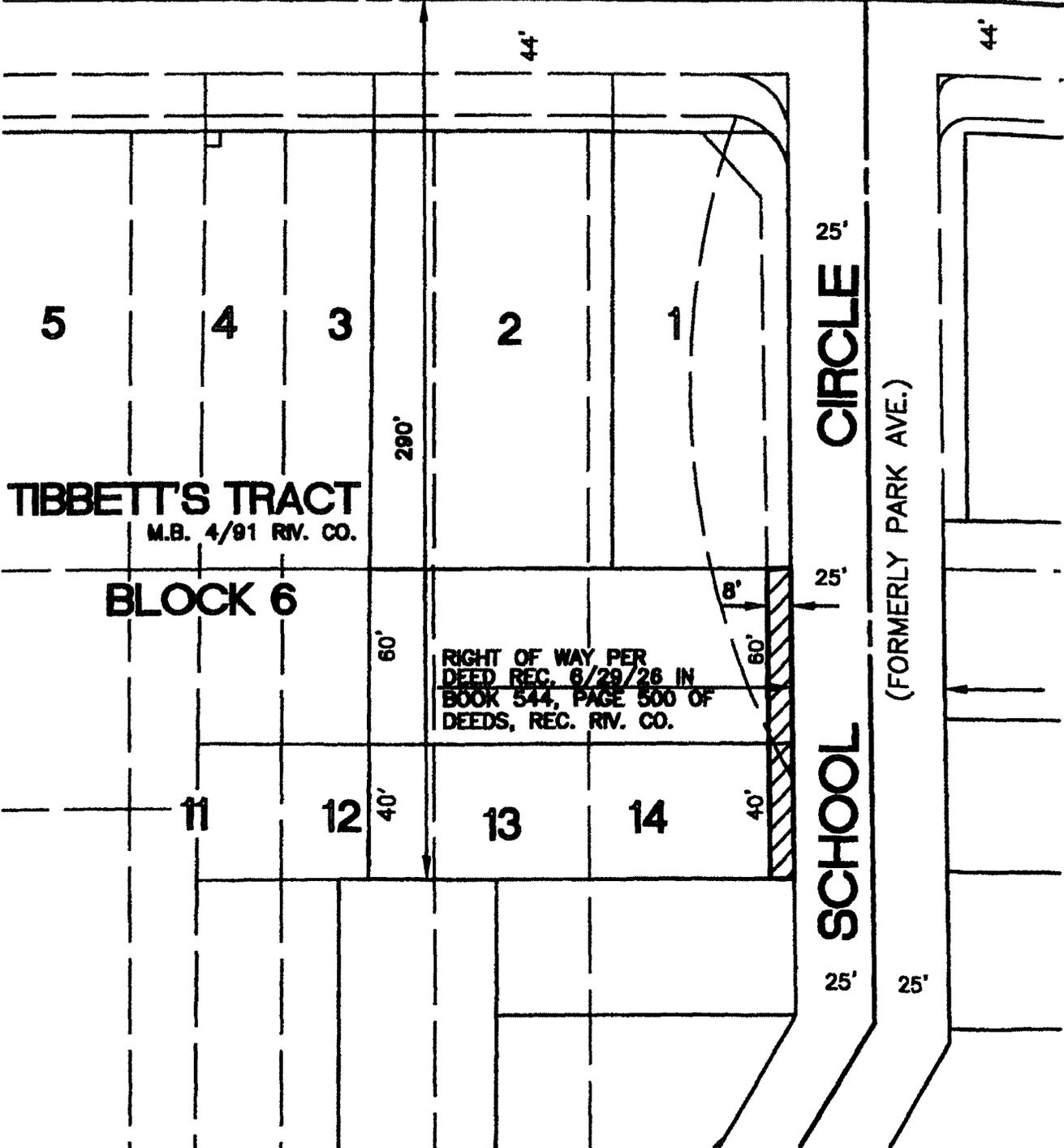
DESCRIPTION APPROVAL:



CURTIS C. STEPHENS, L.S. 7519 12/05/14 DATE
CITY SURVEYOR



CENTRAL AVENUE



• 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"=50' DRAWN BY: _____ DATE: 11/28/14 SUBJECT: 6811 SCHOOL CIRCLE

CITY OF RIVERSIDE
REAL PROPERTY TRANSACTION REPORT
FINANCE DEPARTMENT

Acquisition

Disposition

Transfer

1. GENERAL INFORMATION

Location Address 6611 and 6613 School Circle
Description P14-0508 APN 225-201-049 & 051

Land

Building

Easement

Length of Term (Years) _____

Transaction Date 12/23/2014

Council Authorization Date _____ Item Number _____

Acquisitions:

Disposals:

Transfers:

Purchase Price \$ _____ Original Acquisition Date _____ From _____

Account Number _____ Original Acquisition Amount \$ _____ To _____

For Donated Property:

Appraised/Market Value \$ _____

For Property Acquired through Eminent Domain:

Order of Possession Date _____ Date of Final Condemnation _____

Final Settlement Value \$ _____

2. BUILDING INFORMATION FOR INSURANCE PURPOSES

2(a) TO BE DEMOLISHED? Yes [Proceed to Question 2(b)] No [Complete remainder of form]

2(b) IS, OR WILL BE, OCCUPIED? Yes [Complete remainder of form] No [Proceed to Section 3]

DESIRED DATE FOR COVERAGE TO BE EFFECTIVE _____

CONSTRUCTION INFORMATION

Year Built _____

No. of Stories _____

(Exterior Walls, Structural Elements and Roof)

Building Square Footage _____ Lot Size _____

OCCUPANCY (Check all that apply)

Administrative Office Waste Treatment Plant Pump Station
 Water Treatment Plant Other (please describe): _____

FIRE PROTECTION (Check availability of Fire Protection Features)

Fire Extinguishers Yes No Automatic Sprinkler Yes No
Fire Hose Yes No Waterflow Alarm Yes No
Fire Hydrants Yes No Number of hydrants within 500 feet _____
Heat or Smoke Detection Yes No Distance from nearest fire station _____ miles

Describe any other fire protection features (such as a large body of water nearby, that can be used by Fire Department pumpers, etc.):

EXPOSURE: Distance from adjacent buildings/exposures and/or other tenants _____

INSURABLE VALUES (Inventory at selling price. All Other property at Replacement Cost)

Contents, including machinery & equipment, furniture/fixtures _____

Inventory _____

Business Interruption (to be completed by Risk Management) _____

3. Sheryn Smay

x5343

Date 12/23/14

Prepared By

Telephone Number