

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.23
(ID # 27932)**

MEETING DATE:
Tuesday, June 10, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT - REAL ESTATE (FM-RE): Adoption of Resolution No. 2025-116, Notice of Intention to Convey Permanent and Temporary Construction Easement Interests in Real Property located at 2580, 2570, 2544, 2530 Third Street and 3315 Park Avenue, Riverside, California, Portions of Assessor's Parcel Numbers 211-021-003, 211-021-004, 211-021-005, 211-021-027, and 211-021-022 by Easement Deed for Road Purposes and Temporary Construction Easement Deed to the City of Riverside, District 1. [\$0] (Clerk to Give Notice Pursuant to Government Code Section 6061, Requires 4/5 Vote) (Set for Public Meeting on or after June 24, 2025 @ 9:30 a.m. or soon thereafter)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2025-116, Notice of Intention to Convey Permanent and Temporary Construction Easements in Real Property located at 2580, 2570, 2544 2530 Third Street and 3315 Park Avenue located in the City of Riverside, California, further described as portions of Assessor's Parcel Numbers 211-021-003, 211-021-004, 211-021-005, 211-021-027 and 211-021-022 from the County of Riverside to the City of Riverside, by Easement Deed and Temporary Construction Easement Deed; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

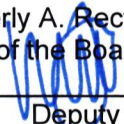
ACTION:


Vincent Yzaguirre 5/21/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 10, 2025
xc: FM-RE, COBNS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 100% Sale Proceeds			Budget Adjustment:	No
			For Fiscal Year:	24/25

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

The City of Riverside (City) is proposing to construct the Third Street Grade Separation Project, which consists of a new four-lane underpass to replace the existing at-grade crossing at the Burlington Northern and Santa Fe Railway railroad tracks, relocating the existing tracks to minimize rail disruptions and realigning Commerce Street for improved connectivity (Project).

The County of Riverside (County) owns the property located at 2580, 2570, 2544, 2530 Third Street and 3315 Park Avenue in Riverside, also known as Assessor's Parcel Numbers 211-021-003, 004, 005, 022, and 027 (collectively, the County Property). The City is requesting a 6,174 square foot permanent easement for road purposes over a small portion of the County Property, as further described and depicted in Attachment 2 (Permanent Easement). In addition, the City is requiring a small 5,742 square foot temporary construction easement for a 36-month period in order to construct the Project over a small portion of the County Property identified as APN's 211-021-003, 004, and 005, as described and depicted within Attachment 3 (Temporary Construction Easement). The City presented an offer to the Facilities Management Real Estate Division (FM-RE) for the Permanent Easement and Temporary Construction Easement interest, and after a valuation by a licensed appraiser, the parties have mutually negotiated a fair market purchase price of \$413,000.

Pursuant to Government Code Section 25365, a county may transfer real property or interest therein belonging to the county to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county purpose. Moreover, Government Code Section 25526.6 authorizes the board to convey an easement to a public entity upon a finding that the conveyance is in the public interest and that the interest in the land conveyed will not substantially conflict or interfere with the use of the property by the county.

The County and City intend to enter into a Purchase and Sale Agreement to provide the terms and conditions for the conveyance made by the County to the City. In addition to the compensation to the County for the permanent and temporary interests, the City will agree to reconstruct the wrought iron fence along Third Street, provide new asphalt paving and

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

parking lot striping in disturbed areas, install a 6" concrete curb, driveway apron, and sliding metal gate. The existing trash enclosure within APN 211-021-027 will be removed and then replaced with a double bay trash enclosure and relocated to the rear of the parcel as shown on the Construction Plans in Attachment 4.

The County will convey the Permanent Easement described in Attachment 5 to the City by Easement Deed and Temporary Construction Easement for a 36-month period described in Attachment 6 to the City by Temporary Construction Easement Deed.

Resolution No. 2025-116 has been approved as to form by County Counsel. Attachments 2 through 6 are preliminary and subject to change prior to execution of the final PSA.

Impact on Residents and Businesses

The acquisition of the Permanent Easement and Temporary Construction Easement will allow the City to construct the Third Street Grade Separation Project, to minimize rail disruptions and improve public safety and connectivity for vehicle and pedestrian traffic in this area of the City.

Additional Fiscal Information

FM-RE will be reimbursed for any and all costs associated with this real estate transaction through the proceeds of this Permanent Easement and Temporary Construction Easement. Costs will be defined in the upcoming authorization to Convey the Permanent and Temporary Construction Easement Interests in Real Property. Therefore, no additional net County cost associated with this Form 11 and no budget adjustment is required.

ATTACHMENTS:

- Resolution No. 2025-116, Notice of Intention to Convey Permanent and Temporary Construction Easements
- Attachment 1 – Site Map
- Attachment 2 – Legal Description for Permanent Easement (Exhibits "A-1" and "A-2")
- Attachment 3 – Legal Description for Temporary Construction Easement (Exhibits "B-1 and "B-2)
- Attachment 4 – Construction Plans
- Attachment 5 – Easement Deed
- Attachment 6 – Temporary Construction Easement Deed

FM0417200468/468FM

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Evangelina Gregorio EO
Evangelina Gregorio EO, Principal Mgmt Analyst

6/2/2025

Ryan Yabko

Ryan Yabko

5/28/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

5/29/2025

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2 RESOLUTION NO. 2025-116

3 NOTICE OF INTENTION TO CONVEY PERMANENT AND TEMPORARY CONSTRUCTION
4 EASEMENTS IN REAL PROPERTY LOCATED AT 2580, 2570, 2544, 2530 THIRD STREET
5 AND 3315 PARK AVENUE LOCATED IN THE CITY OF RIVERSIDE, CALIFORNIA,
6 PORTIONS OF ASSESSOR'S PARCEL NUMBERS 211-021-003, 211-021,004, 211-021-005,
7 211-021-027, AND 211-021-022 FROM THE COUNTY OF RIVERSIDE TO THE CITY OF
8 RIVERSIDE BY EASEMENT DEED AND TEMPORARY CONSTRUCTION EASEMENT
9 DEED

10 WHEREAS, the County of Riverside, a political subdivision of the State of California
11 ("County"), is the owner of certain real properties in the City of Riverside, County of Riverside,
12 State of California, located at 2580, 2570, 2544, 2530 Third Street and 3315 Park Avenue,
13 further identified as Assessor's Parcel Numbers 211-021-003, 211-021-004, 211-021-005, 211-
14 021-027, and 211-021-022 ("Property");

15 WHEREAS, the City of Riverside, a California charter city and municipal corporation
16 ("City"), is proposing to construct the Third Street Grade Separation Project, which consists of a
17 new four-lane underpass to replace the existing at-grade crossing at the Burlington Northern
18 and Santa Fe Railway railroad tracks, relocating the existing tracks to minimize rail disruptions
19 and realigning Commerce Street for improved connectivity ("Project");

20 WHEREAS, a 6,174 square foot portion of the Property identified as Exhibits "A-1" and
21 "A-2" is needed by the City for a permanent easement for road purposes and a 5,742 square
22 foot portion identified as Exhibits "B-1 and "B-2" is temporarily needed by the City for a 36-
23 month period in order to construct the Project;

24 WHEREAS, the City presented an offer to the County for the purchase of the
25 permanent and temporary easement interests to Facilities Management-Real Estate Division
26 (FM-RE) and negotiated a purchase of \$413,000;

27 WHEREAS, pursuant to Government Code Section 25365, a county may transfer real
28 property or interest therein, belonging to the county to another public agency, upon the terms

FORM APPROVED COUNTY COUNSEL

BY  RYAND YABKO
DATE 5/28/25

1 and conditions as are agreed upon and without complying with any other provisions of the
2 Government Code, if the property or interest therein to be conveyed is not required for county;

3 **WHEREAS**, Government Code Section 25526.6 authorizes the board to convey an
4 easement to a public entity upon a finding that the conveyance is in the public interest and that
5 the interest in the land conveyed will not substantially conflict or interfere with the use of the
6 property by the county; and

7 **WHEREAS**, the County and City intend to enter into a Purchase and Sale Agreement to
8 provide the terms and conditions for the conveyance made by the County to the City. In
9 addition to the compensation to the County for the permanent and temporary interests, the City
10 intends to construct a new driveway from Third Street to the Property, construct a wrought iron
11 fence fronting Third Street, replace trash enclosures at the rear of the Shelter, and pave and
12 strip the entire parking lot as depicted on Exhibit 2, the Construction Plans, attached hereto
13 and made a part hereof; now therefore,

14 **BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN**
15 by the Board of Supervisors of the County of Riverside, California, in regular session
16 assembled on June 10, 2025, at 9:30 a.m. or soon hereafter, in the meeting room of the Board
17 of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
18 Riverside, California intends to convey to the City of Riverside on or after June 24, 2025, the
19 portion of Property by Easement Deed for road purposes as more particularly described in
20 Exhibits A-1 and A-2 as well as a portion of Property for a 36-month period by Temporary
21 Construction Easement Deed as more particularly described in Exhibits B-1 and B-2 and 2.

22 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board of
23 Supervisors finds that the conveyance of the permanent and temporary easements is in the
24 public interest and that the interest in the land conveyed will not substantially conflict or
25 interfere with the use of the Property by the County.

26 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board of
27 Supervisors will meet to conclude the proposed transaction on or after June 24, 2025, at 9:30
28

1 a.m. or thereafter, at the meeting room of the Board of Supervisors located on the 1st floor of
2 the County Administrative Center, 4080 Lemon Street, Riverside, California.

3 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the
4 Board of Supervisors is directed to give notice hereof as provided in Section 6061 of the
5 Government Code.

6

7 SV:il/051325/468FM/40.261

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

2
3 RESOLUTION NO. 2025-116

4 NOTICE OF INTENTION TO CONVEY PERMANENT AND TEMPORARY
5 CONSTRUCTION EASEMENTS IN REAL PROPERTY LOCATED AT 2580, 2570, 2544,
6 2530 THIRD STREET AND 3315 PARK AVENUE LOCATED IN THE CITY OF
7 RIVERSIDE, CALIFORNIA, PORTIONS OF ASSESSOR'S PARCEL NUMBERS 211-021-
8 003, 211-021-004, 211-021-005, 211-021-027, AND 211-021-022 FROM THE COUNTY OF
9 RIVERSIDE TO THE CITY OF RIVERSIDE BY EASEMENT DEED AND TEMPORARY
10 CONSTRUCTION EASEMENT DEED

11 ROLL CALL:

12 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

13 Nays: None

14 Absent: None

15 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
16 Supervisors on the date therein set forth.

17
18 KIMBERLY A. RECTOR, Clerk of said Board

19
20 By:  _____

21 Deputy

ATTACHMENT "1"

VICINITY MAP

Aerial Map

Third Street Grade Separation



Legend

- Parcels
- City Areas
- Street/Highway Easement
- Temporary Construction Easement

Notes

APNs: 211-021-003 to -005, -022, & -027



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 94 188 Feet

REPORT PRINTED ON... 6/15/2023 3:58:53 PM

© Riverside County GIS

ATTACHMENT "2"

Legal Description for Permanent Easement

Exhibits "A-1" and "A-2"

EXHIBIT "A-1"

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)

FOR RECORDER'S OFFICE USE ONLY

Project: 3rd Street Grade Separation
Por. APN: 211-021-003 – 005 & 022
Address: 3315 Park Avenue
Caltrans Project: CML 5058(081)

D -

GRANT OF EASEMENT

COUNTY OF RIVERSIDE, a political subdivision of the State of California, 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 _____

**COUNTY OF RIVERSIDE,
a political subdivision of the State of California**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

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 _____ } 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

**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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED _____

CITY OF RIVERSIDE

By: _____
Jennifer Lilley
Community & Economic
Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

Street and Highway Easement
Por. APN: 211-021-003, -004, -005 and -022
Address: 2544 to 2580 3rd Street, 3315 Park Street

PARCEL 1 - Por. APN: 211-021-003, -004, -005

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lots 7, 8 and 9 in Block 2 and Lots 2 and 3 in Block 1 and a portion of 3rd Street (vacated) of White's Addition as shown by Map on file in Book 6, Page 48 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the most Northerly corner of said Lot 7;

Thence South 29°45'00" West, along the Northwesterly line of said Lot 7, a distance of 5.51 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 796.00 feet, a radial bearing to said point bears South 8°50'22" West;

Thence Easterly to the left along said curve an arc length of 205.32 feet, through a central angle of 14°48'44" to the Southeast line of Lot 3 in Block 1 of said White's Addition to Riverside;

Thence North 29°44'07" East, along said Southeasterly line, a distance of 27.05 feet to the Southerly line of Blaine Street as conveyed to the City of Riverside by Deed recorded September 26, 1889 in Book 104, Page 169 of Deeds Records of San Bernardino County, California;

Thence South 89°57'59" West, along said South line, a distance of 238.75 feet to a point on the Northeasterly line of Lot 6, in Block 2 of said White's Addition;

Thence South 60°12'36" East, along said Northeasterly line, a distance of 26.94 feet to the **POINT OF BEGINNING**.

Area – 5,437 S.F. more or less

PARCEL 2 - Por. APN: 211-021-022

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 1 of Fayle's Subdivision as shown by Map on file in Book 8, Page 16 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of said Lot 1;

Thence North 89°57'59" East, along the North line of said Lot 1, a distance of 60.00 feet to the Northwest corner of that Grant Deed to the City of Riverside recorded June 20, 1980 as Instrument No. 113551 of Official Records of Riverside County, California;

Thence South 29°44'07" West, along a line parallel to the Westerly line of said Lot 1, a distance of 12.67 feet to the Southwest corner of said Grant Deed and to the **POINT OF BEGINNING**;

Thence South 29°44'07" West, continuing along said parallel line a distance of 6.92 feet;

Thence North 84°58'12" East, a distance of 15.83 feet to the beginning of a tangent curve, concave Southerly, having a radius of 955.00 feet;

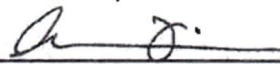
Thence Easterly to the right along said curve an arc length of 47.29 feet, through a central angle of 2°50'15" to the Southwest line of said Grant Deed and to the beginning of a non-tangent curve, concave Southwesterly, having a radius of 39.50 feet, a radial bearing to said point bears North 33°46'37" East;

Thence Northwesterly to the left along said curve an arc length of 3.22 feet, through a central angle of 4°40'12" to the South line of said Grant Deed;

Thence South 89°57'59" West, along said South line, a distance of 56.78 feet to the **POINT OF BEGINNING**.

Area – 211 S.F. more or less

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


Eswin O. Vega, P.L.S. 9164 9/21/23 Prep. _____
Date



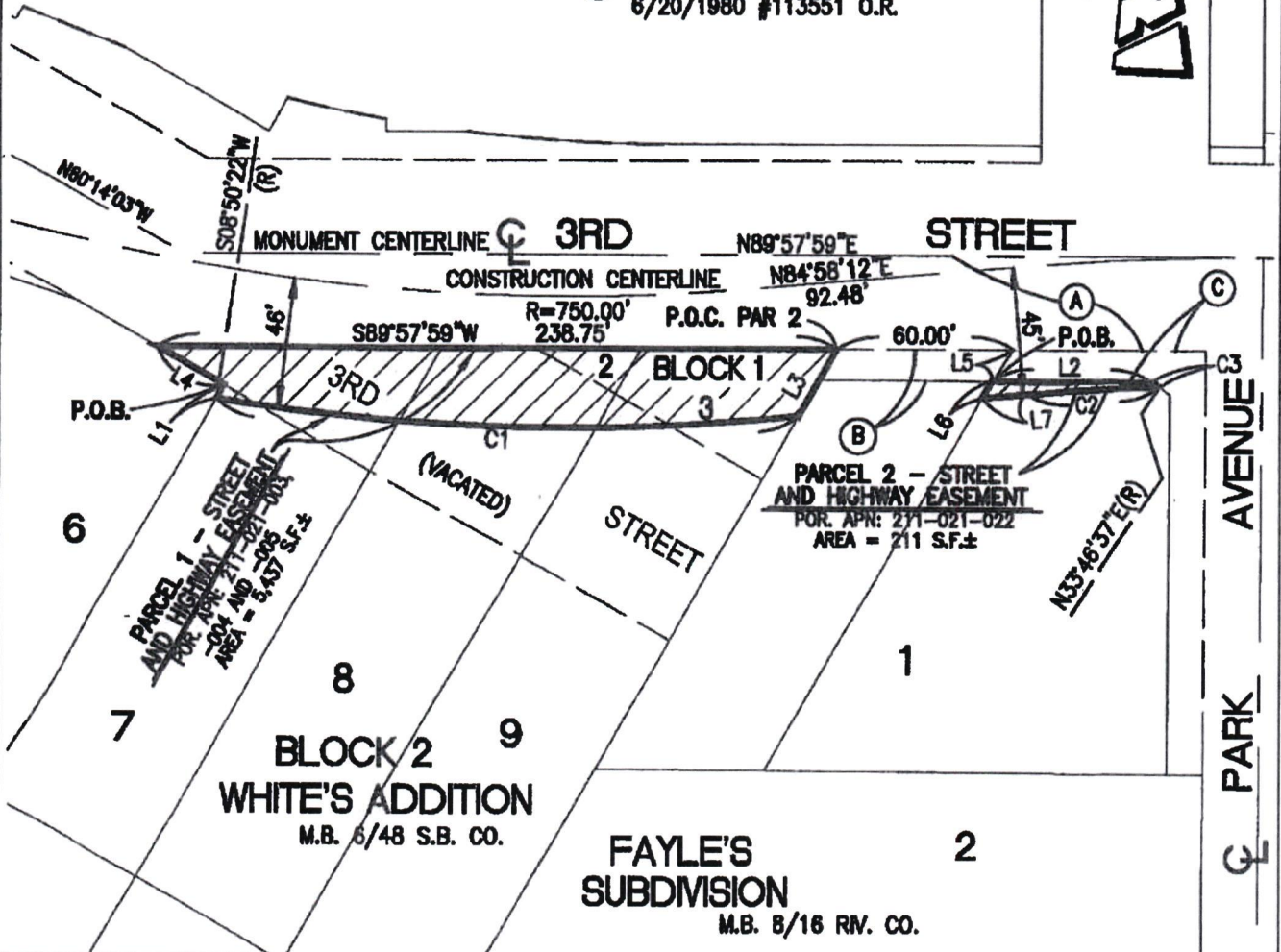
LINE DATA

SYM	BEARING	LENGTH
L1	S29°45'00"W	5.51'
L2	S89°57'59"W	56.78'
L3	N29°44'07"E	27.05'
L4	S60°12'38"E	26.94'
L5	S29°44'07"W	12.67'
L6	S29°44'07"W	6.92'
L7	N84°58'12"E	15.83'

CURVE DATA

SYM	RADIUS	DELTA	LENGTH
C1	796.00'	14°46'44"	205.32'
C2	955.00'	2°50'15"	47.29'
C3	39.50'	4°40'12"	3.22'

- REFERENCES**
- (A) DEED REC. 9/26/1889
BOOK 104, PAGE 169 O.R.
 - (B) GRANT OF EASEMENT REC.
3/7/2003 #2003-180386 O.R.
 - (C) GRANT DEED REC.
6/20/1980 #113551 O.R.



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.

SCALE: 1"=60' DRAWN BY: EV DATE: 9/19/23 SUBJECT: 2544 3RD STREET -R/W- APN 211-021-003, -004, -005, -022

SHEET 1 OF 1

EXHIBIT "A-2"

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)

FOR RECORDER'S OFFICE USE ONLY

Project: 3rd Street Grade Separation
Por. APN: 211-021-027
Address: 2530 3rd Street
Caltrans Project: CML 5058(081)

D -

GRANT OF EASEMENT

COUNTY OF RIVERSIDE, a political subdivision of the State of California, 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 _____

**COUNTY OF RIVERSIDE,
a political subdivision of the State of California**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

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 _____ } 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

**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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED _____

CITY OF RIVERSIDE

By: _____
Jennifer Lilley
Community & Economic
Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

Street and Highway Easement
Por. APN: 211-021-027
Address: 2530 Third Street

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 1 of Fayle's Subdivision as shown by Map on file in Book 8, Page 16 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of said Lot 1 also being the Northwest corner of that Grant Deed to the City of Riverside recorded June 20, 1980 as Instrument No. 113551 of Official Records of Riverside County, California;

Thence South 29°44'07" West, along the Westerly line of said Lot 1 and said Grant Deed, a distance of 12.67 feet to the Southwest corner said Grant Deed and to the **POINT OF BEGINNING**;

Thence South 29°44'07" West, continuing along said Westerly line of Lot 1, a distance of 13.28 feet;

Thence North 84°58'12" East, a distance of 63.40 feet to a line parallel with and distant 60.00 feet Easterly, measured along the Northerly line of said Lot 1;

Thence North 29°44'07" East, along said parallel line, a distance of 6.92 feet to the Southeast corner of said Grant Deed;

Thence South 89°57'59" West along the Southerly line of said Grant Deed a, a distance of 60.00 feet to the **POINT OF BEGINNING**.

Area – 526 S.F. more or less

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

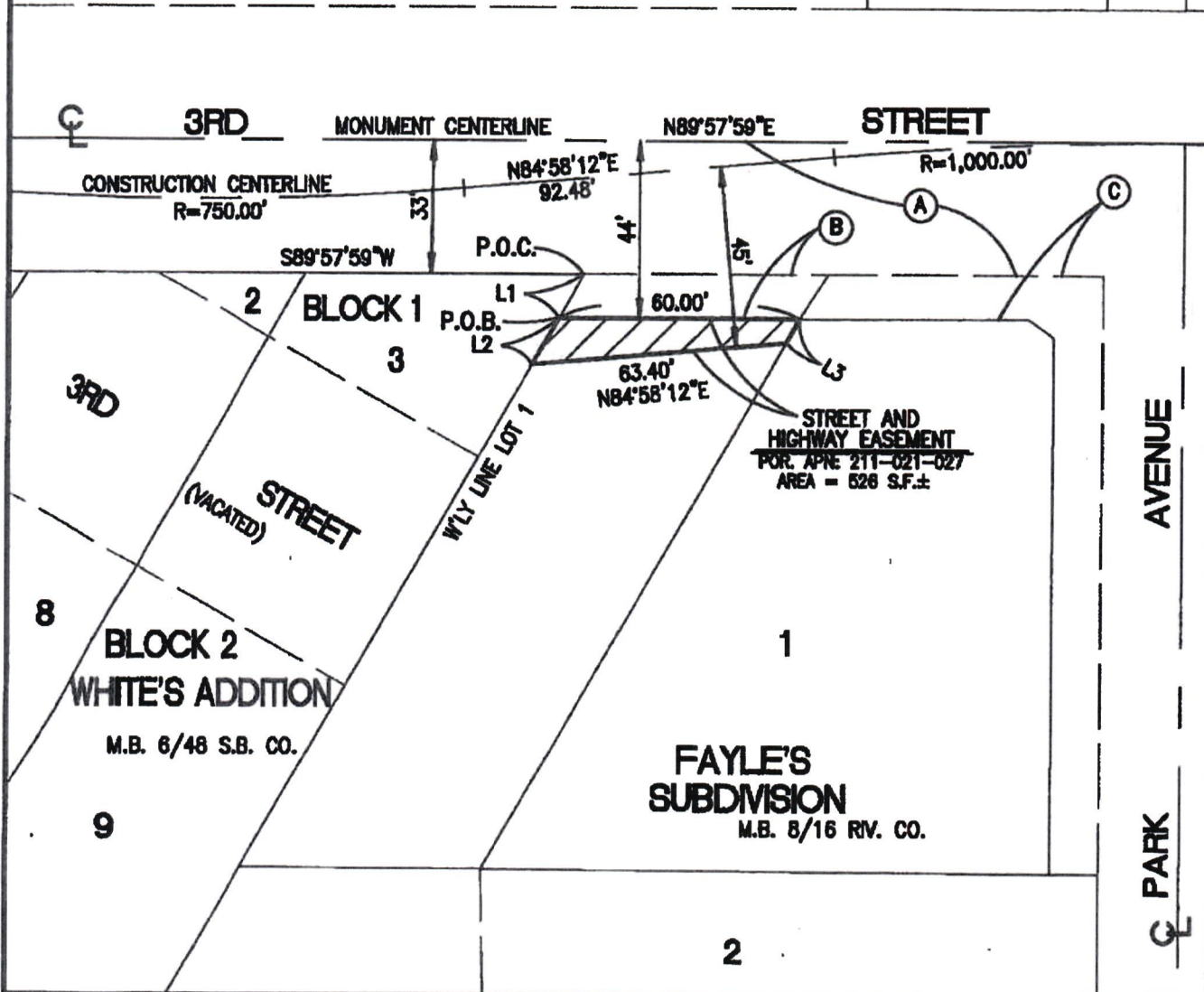

Eswin O. Vega, P.L.S. 9164 10/8/04 Date Prep. C.S.



LINE DATA		
SYM	BEARING	LENGTH
L1	S29°44'07"W	12.67'
L2	S29°44'07"W	13.28'
L3	N29°44'07"E	6.92'

REFERENCES

- (A) DEED REC. 9/26/1889
BOOK 104, PAGE 169 O.R.
- (B) GRANT OF EASEMENT REC.
3/7/2003 #2003-160386 O.R.
- (C) GRANT DEED REC.
6/20/1980 #113551 O.R.



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"=40'

DRAWN BY: CURT

DATE: 2/15/23

SUBJECT: 2530 3RD STREET - R/W - APN 211-021-027

ATTACHMENT "3"

Legal Description for Temporary Construction Easement

Exhibits "B-1" and "B-2"

EXHIBIT "B-1"

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)

FOR RECORDER'S OFFICE USE ONLY

Project: 3rd Street Grade Separation
Por. APN: 211-021-003, 004, 005
Address: 2570 3rd Street
Caltrans Project: CML 5058(081)

D-

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, as Grantors, hereby grant a temporary easement and right of way to the **CITY OF RIVERSIDE**, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way is required for the demolition of remainder of buildings and allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the

performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement shall be in effect from Right of Way Certification commencing on November 3, 2025, and terminate on November 3, 2028. The Grantor shall enter into an amendment contract to extend the term of the temporary easement if necessary. The City shall provide Just Compensation for the extended period.

Dated _____

**COUNTY OF RIVERSIDE,
a political subdivision of the State of California**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

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 _____ } 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

**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 _____

CITY OF RIVERSIDE

By: _____
Jennifer Lilley
Community & Economic
Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

Temporary Construction Easement
Por. APN: 211-021-003, -004, -005
Address: 2544 to 2580 3rd Street

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 7 in Block 2 and Lot 3 in Block 1 and a portion of 3rd Street (vacated) of White's Addition as shown by Map on file in Book 6, Page 48 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the most Northerly corner of said Lot 7;

Thence South 29°45'00" West, along the Northwesterly line of said Lot 7, a distance of 5.51 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 796.00 feet, a radial bearing to said point bears South 8°50'22" West and to the **POINT OF BEGINNING**;

Thence Easterly to the left along said curve an arc length of 205.32 feet, through a central angle of 14°46'44" to the Southeast line of Lot 3 in Block 1 of said White's Addition;

Thence South 29°44'07" West, along said Southeast line, a distance of 12.27 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 806.00 feet, a radial bearing to said point bears South 5°25'50" East;

Thence Westerly to the right along said curve an arc length of 24.10 feet, through a central angle of 1°42'48";

Thence South 3°43'02" East, a distance of 15.00 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 821.00 feet, a radial bearing to said point bears South 3°43'02" East;

Thence Westerly to the right along said curve an arc length of 70.02 feet, through a central angle of 4°53'12";

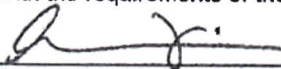
Thence North 1°10'10" East, a distance of 15.00 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 806.00 feet, a radial bearing to said point bears South 1°10'10" West;

Thence Westerly to the right along said curve an arc length of 111.71 feet, through a central angle of 7°56'29" to the Northwest line of said Lot 7;

Thence North 29°45'00" East, along said Northwest line, a distance of 10.70 feet to the **POINT OF BEGINNING.**

Area – 3,090 S.F. more or less

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


Eswin O. Vega, P.L.S. 9164 9/21/23 Prep. _____
Date

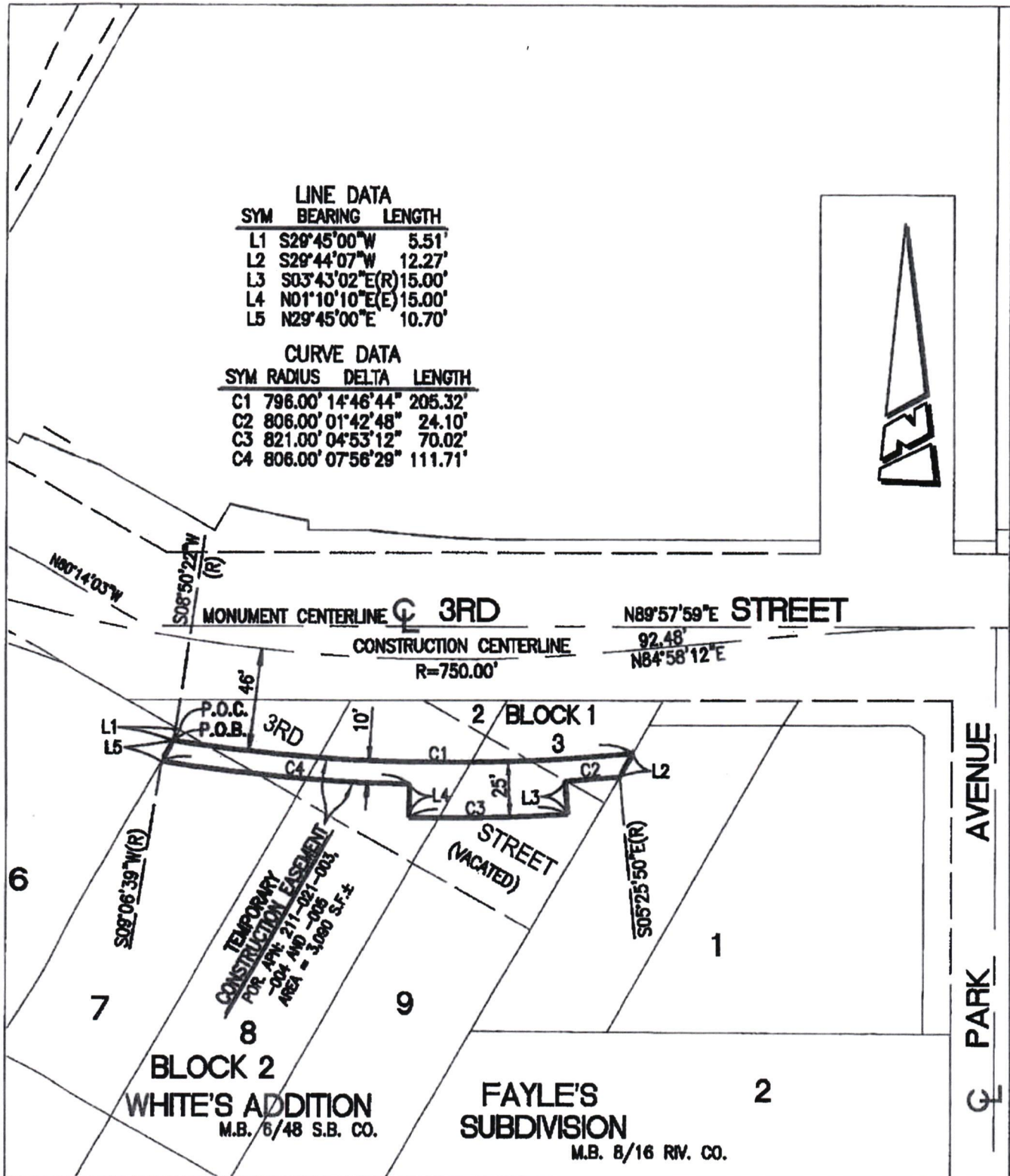
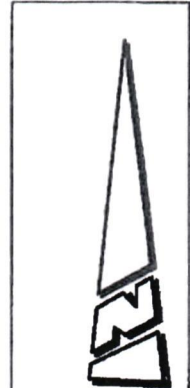


LINE DATA

SYM	BEARING	LENGTH
L1	S29°45'00"W	5.51'
L2	S29°44'07"W	12.27'
L3	S03°43'02"E(R)	15.00'
L4	N01°10'10"E(E)	15.00'
L5	N29°45'00"E	10.70'

CURVE DATA

SYM	RADIUS	DELTA	LENGTH
C1	796.00'	14°46'44"	205.32'
C2	806.00'	01°42'48"	24.10'
C3	821.00'	04°53'12"	70.02'
C4	806.00'	07°56'29"	111.71'



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.

SCALE: 1"=60' DRAWN BY: EV DATE: 9/21/23 SUBJECT: 2544 3RD STREET- R/W -APN 211-021-003, -004, -005, -022

SHEET 1 OF 1

EXHIBIT "B-2"

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)

FOR RECORDER'S OFFICE USE ONLY

Project: 3rd Street Grade Separation
Por. APN: 211-021-027
Address: 2530 3rd Street
Caltrans Project: CML 5058(081)

D-

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **COUNTY OF RIVERSIDE, a political subdivision of the State of California**, as Grantors, hereby grant a temporary easement and right of way to the **CITY OF RIVERSIDE, a California charter city and municipal corporation**, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way is required for the demolition of remainder of buildings and allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the

performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement shall be in effect from Right of Way Certification commencing on November 3, 2025, and terminate on November 3, 2028. The Grantor shall enter into an amendment contract to extend the term of the temporary easement if necessary. The City shall provide Just Compensation for the extended period.

Dated _____

**COUNTY OF RIVERSIDE,
a political subdivision of the State of California**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

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 _____

} 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

**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 _____

CITY OF RIVERSIDE

By: _____
Jennifer Lilley
Community & Economic
Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

Temporary Construction Easement
Por. APN: 211-021-027
Address: 2530 Third Street

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 1 of Fayle's Subdivision as shown by Map on file in Book 8, Page 16 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of said Lot 1 also being the Northwest corner of that Grant Deed to the City of Riverside recorded June 20, 1980 as Instrument No. 113551 of Official Records of Riverside County, California;

Thence South 29°44'07" West, along the Westerly line of said Lot 1 and said Grant Deed, a distance of 12.67 feet to the Southwest corner said Grant Deed;

Thence South 29°44'07" West, continuing along said Westerly line of Lot 1, a distance of 13.28 feet to the **POINT OF BEGINNING.**;

Thence North 84°58'12" East, a distance of 63.40 feet to a line parallel with and distant 60.00 feet Easterly, measured along the Northerly line of said Lot 1;

Thence South 29°44'07" West, along said parallel line, a distance of 69.00 feet;

Thence North 60°15'53" West, a distance of 52.08 feet to said Westerly line of Lot 1;

Thence North 29°44'07" East, along said Westerly line, a distance of 32.84 feet to the **POINT OF BEGINNING.**

Area – 2,652 S.F. more or less

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


Eswin O. Vega, P.L.S. 9164

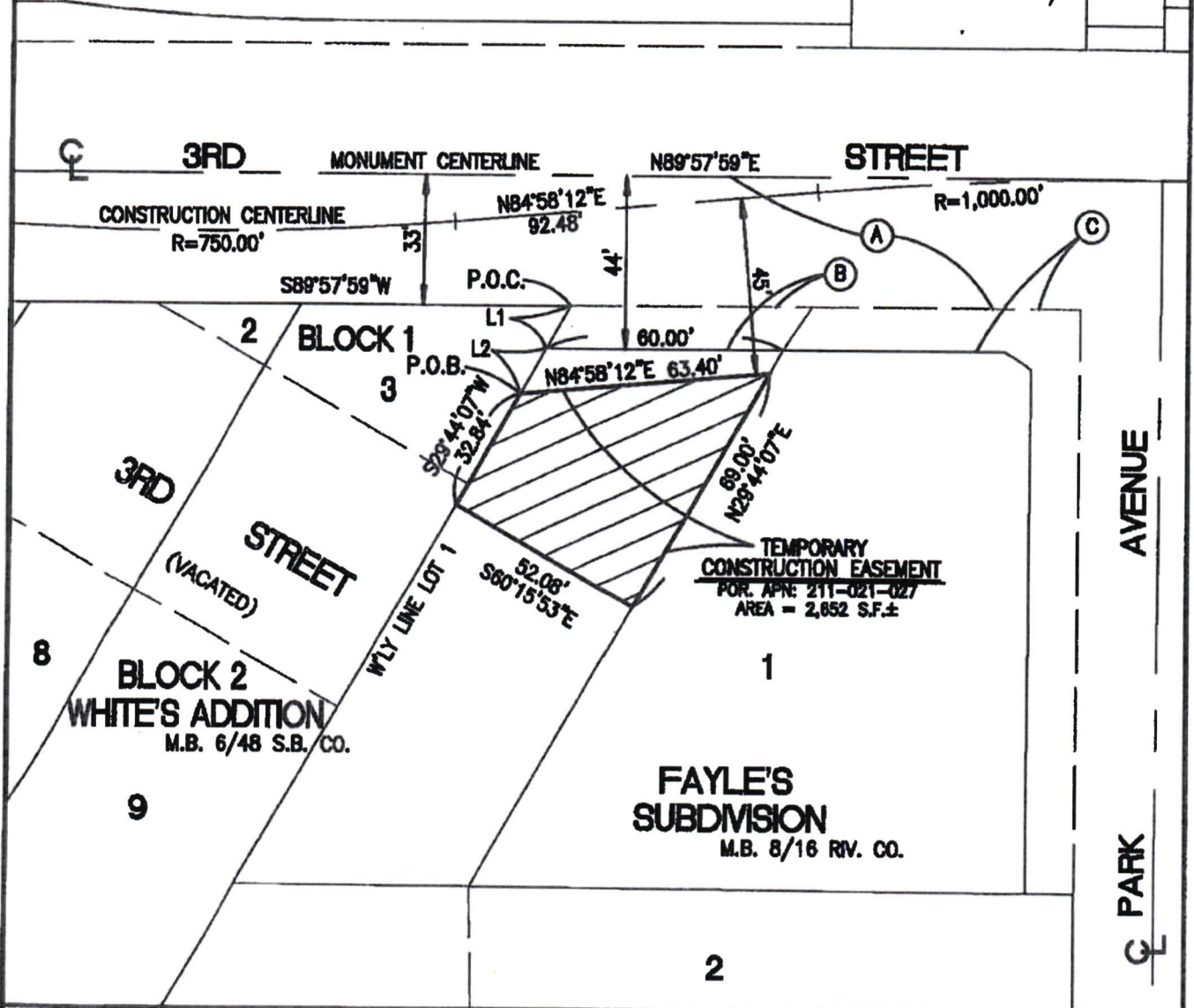
10/8/24 Date C.S. Prep.



LINE DATA		
SYM	BEARING	LENGTH
L1	S29°44'07"W	12.67'
L2	S29°44'07"W	13.28'

REFERENCES

- (A) DEED REC. 9/26/1889
BOOK 104, PAGE 169 O.R.
- (B) GRANT OF EASEMENT REC.
3/7/2003 #2003-160386 O.R.
- (C) GRANT DEED REC.
6/20/1980 #113551 O.R.



• 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"=40'

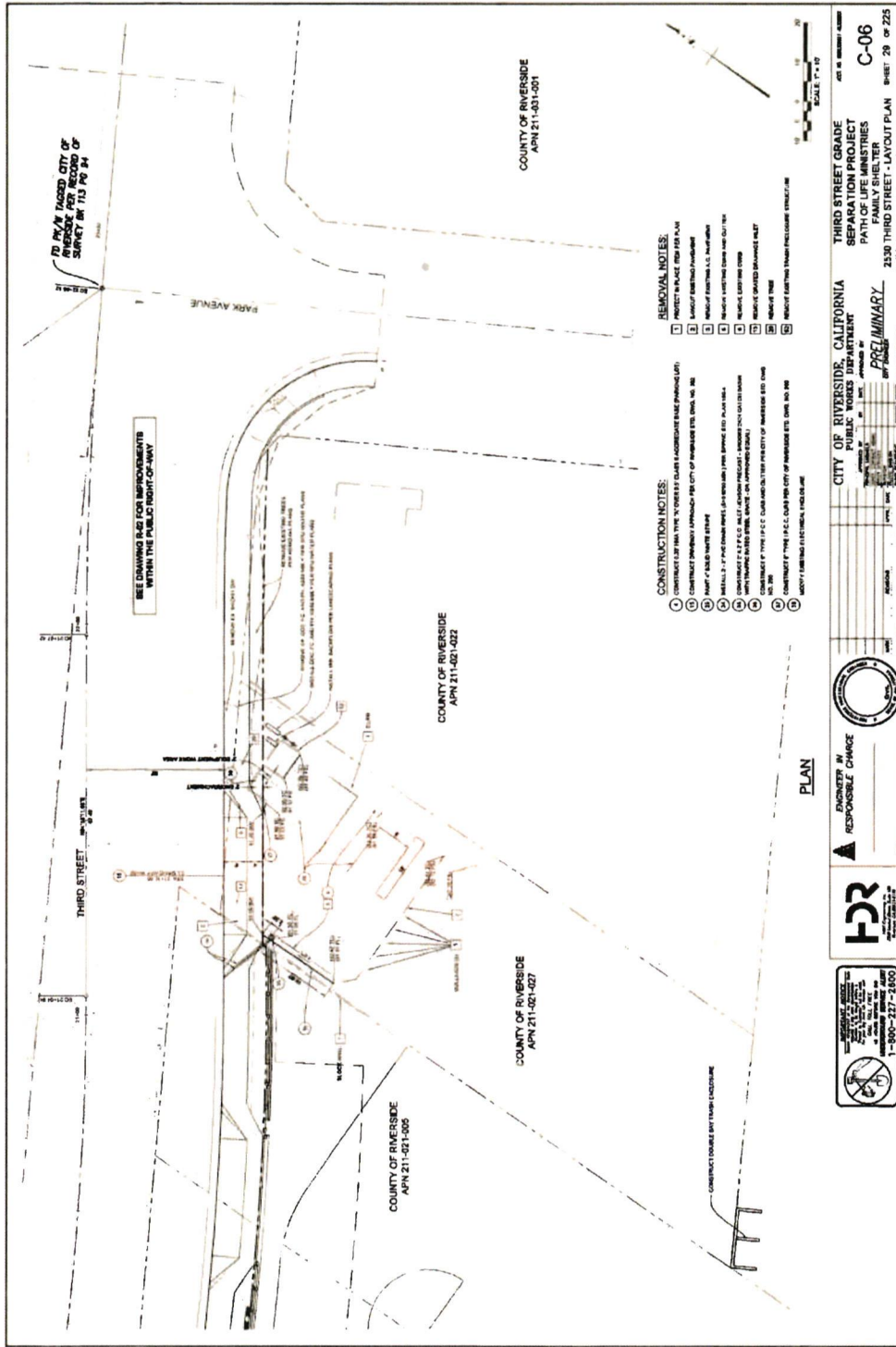
DRAWN BY: CURT

DATE: 2/15/23

SUBJECT: 2530 3RD STREET - TCE - APN 211-021-027

ATTACHMENT "4"

Construction Plans



REMOVAL NOTES:

- 1. REMOVE EXISTING CONC. DRIVE
- 2. REMOVE EXISTING CONC. DRIVE
- 3. REMOVE EXISTING CONC. DRIVE
- 4. REMOVE EXISTING CONC. DRIVE
- 5. REMOVE EXISTING CONC. DRIVE
- 6. REMOVE EXISTING CONC. DRIVE
- 7. REMOVE EXISTING CONC. DRIVE
- 8. REMOVE EXISTING CONC. DRIVE
- 9. REMOVE EXISTING CONC. DRIVE
- 10. REMOVE EXISTING CONC. DRIVE

CONSTRUCTION NOTES:

- 1. CONSTRUCT 12" DIA. 10' DEEP SLURRY WALLS (SEE PROPOSED PLAN)
- 2. CONSTRUCT 12" DIA. 10' DEEP SLURRY WALLS (SEE PROPOSED PLAN)
- 3. CONSTRUCT 12" DIA. 10' DEEP SLURRY WALLS (SEE PROPOSED PLAN)
- 4. CONSTRUCT 12" DIA. 10' DEEP SLURRY WALLS (SEE PROPOSED PLAN)
- 5. CONSTRUCT 12" DIA. 10' DEEP SLURRY WALLS (SEE PROPOSED PLAN)
- 6. CONSTRUCT 12" DIA. 10' DEEP SLURRY WALLS (SEE PROPOSED PLAN)
- 7. CONSTRUCT 12" DIA. 10' DEEP SLURRY WALLS (SEE PROPOSED PLAN)
- 8. CONSTRUCT 12" DIA. 10' DEEP SLURRY WALLS (SEE PROPOSED PLAN)
- 9. CONSTRUCT 12" DIA. 10' DEEP SLURRY WALLS (SEE PROPOSED PLAN)
- 10. CONSTRUCT 12" DIA. 10' DEEP SLURRY WALLS (SEE PROPOSED PLAN)

CITY OF RIVERSIDE, CALIFORNIA
 SEPARATION PROJECT
 PARK AVENUE
 FAMILY SHELTER
 2130 THIRD STREET - LAYOUT PLAN
 SHEET 28 OF 225
 SCALE: 1" = 20'
 DATE: 11/20/2024

PRELIMINARY
 ENGINEER: [Signature]
 ARCHITECT: [Signature]
 CONTRACTOR: [Signature]



ENGINEER IN RESPONSIBLE CHARGE
 FJR
 1-800-227-2200

90% SUBMITTAL - 12/20/2024

ATTACHMENT "5"

Easement Deed

EXHIBIT "A-1"

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)

FOR RECORDER'S OFFICE USE ONLY

Project: 3rd Street Grade Separation
Por. APN: 211-021-003 – 005 & 022
Address: 3315 Park Avenue
Caltrans Project: CML 5058(081)

D -

GRANT OF EASEMENT

COUNTY OF RIVERSIDE, a political subdivision of the State of California, 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 _____

**COUNTY OF RIVERSIDE,
a political subdivision of the State of California**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

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 _____

} 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

**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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED _____

CITY OF RIVERSIDE

By: _____

Jennifer Lilley
Community & Economic
Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

Street and Highway Easement

Por. APN: 211-021-003, -004, -005 and -022

Address: 2544 to 2580 3rd Street, 3315 Park Street

PARCEL 1 - Por. APN: 211-021-003, -004, -005

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lots 7, 8 and 9 in Block 2 and Lots 2 and 3 in Block 1 and a portion of 3rd Street (vacated) of White's Addition as shown by Map on file in Book 6, Page 48 of Maps, Records of San Bernardino County, California, described as follows:

BEGINNING at the most Northerly corner of said Lot 7;

Thence South 29°45'00" West, along the Northwesterly line of said Lot 7, a distance of 5.51 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 796.00 feet, a radial bearing to said point bears South 8°50'22" West;

Thence Easterly to the left along said curve an arc length of 205.32 feet, through a central angle of 14°46'44" to the Southeast line of Lot 3 in Block 1 of said White's Addition to Riverside;

Thence North 29°44'07" East, along said Southeasterly line, a distance of 27.05 feet to the Southerly line of Blaine Street as conveyed to the City of Riverside by Deed recorded September 26, 1889 in Book 104, Page 169 of Deeds Records of San Bernardino County, California;

Thence South 89°57'59" West, along said South line, a distance of 238.75 feet to a point on the Northeasterly line of Lot 6, in Block 2 of said White's Addition;

Thence South 60°12'36" East, along said Northeasterly line, a distance of 26.94 feet to the **POINT OF BEGINNING**.

Area – 5,437 S.F. more or less

PARCEL 2 - Por. APN: 211-021-022

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 1 of Fayle's Subdivision as shown by Map on file in Book 8, Page 16 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of said Lot 1;

Thence North 89°57'59" East, along the North line of said Lot 1, a distance of 60.00 feet to the Northwest corner of that Grant Deed to the City of Riverside recorded June 20, 1980 as Instrument No. 113551 of Official Records of Riverside County, California;

Thence South 29°44'07" West, along a line parallel to the Westerly line of said Lot 1, a distance of 12.67 feet to the Southwest corner of said Grant Deed and to the **POINT OF BEGINNING**;

Thence South 29°44'07" West, continuing along said parallel line a distance of 6.92 feet;

Thence North 84°58'12" East, a distance of 15.83 feet to the beginning of a tangent curve, concave Southerly, having a radius of 955.00 feet;

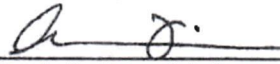
Thence Easterly to the right along said curve an arc length of 47.29 feet, through a central angle of 2°50'15" to the Southwest line of said Grant Deed and to the beginning of a non-tangent curve, concave Southwesterly, having a radius of 39.50 feet, a radial bearing to said point bears North 33°46'37" East;

Thence Northwesterly to the left along said curve an arc length of 3.22 feet, through a central angle of 4°40'12" to the South line of said Grant Deed;

Thence South 89°57'59" West, along said South line, a distance of 56.78 feet to the **POINT OF BEGINNING**.

Area – 211 S.F. more or less

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


Eswin O. Vega, P.L.S. 9164 9/21/23 Date Prep. _____



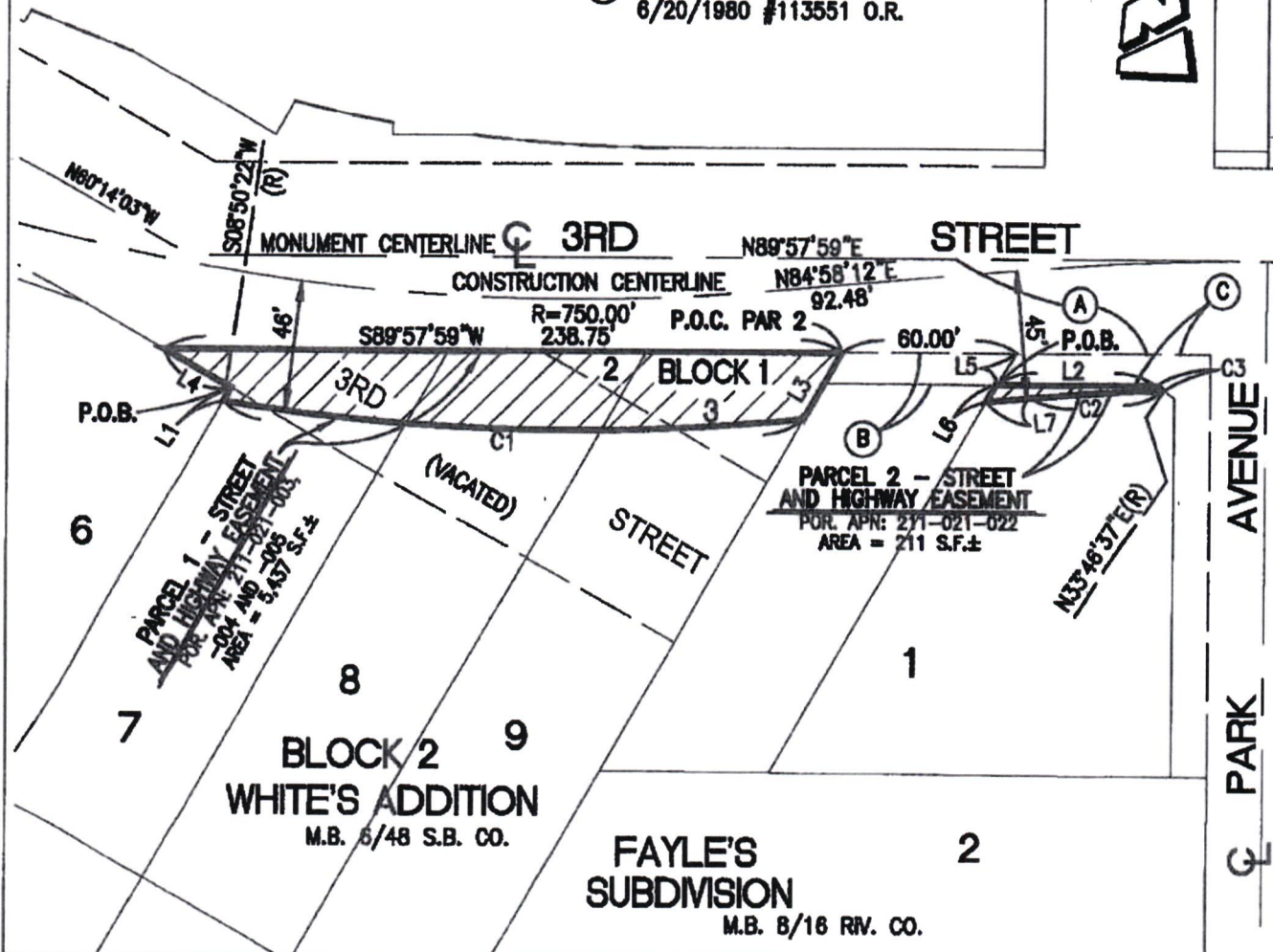
LINE DATA

SYM	BEARING	LENGTH
L1	S29°45'00"W	5.51'
L2	S89°57'59"W	58.78'
L3	N29°44'07"E	27.05'
L4	S60°12'38"E	28.94'
L5	S29°44'07"W	12.87'
L6	S29°44'07"W	8.92'
L7	N84°58'12"E	15.83'

CURVE DATA

SYM	RADIUS	DELTA	LENGTH
C1	798.00'	14°46'44"	205.32'
C2	955.00'	2°50'15"	47.29'
C3	39.50'	4°40'12"	3.22'

- REFERENCES**
- (A) DEED REC. 9/26/1889
BOOK 104, PAGE 169 O.R.
 - (B) GRANT OF EASEMENT REC.
3/7/2003 #2003-160386 O.R.
 - (C) GRANT DEED REC.
6/20/1980 #113551 O.R.



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"=60'

DRAWN BY: EV

DATE: 9/19/23

SUBJECT: 2544 3RD STREET -R/W- APN 211-021-003, -004, -005, -022

EXHIBIT "A-2"

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)

FOR RECORDER'S OFFICE USE ONLY

Project: 3rd Street Grade Separation
Por. APN: 211-021-027
Address: 2530 3rd Street
Caltrans Project: CML 5058(081)

D -

GRANT OF EASEMENT

COUNTY OF RIVERSIDE, a political subdivision of the State of California, 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 _____

**COUNTY OF RIVERSIDE,
a political subdivision of the State of California**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

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 _____ } 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

**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. 23439 of said City Council adopted May 14th, 2019, and the grantee consents to recordation thereof by its duly authorized officer.

DATED _____

CITY OF RIVERSIDE

By: _____

Jennifer Lilley
Community & Economic
Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

Street and Highway Easement
Por. APN: 211-021-027
Address: 2530 Third Street

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 1 of Fayle's Subdivision as shown by Map on file in Book 8, Page 16 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of said Lot 1 also being the Northwest corner of that Grant Deed to the City of Riverside recorded June 20, 1980 as Instrument No. 113551 of Official Records of Riverside County, California;

Thence South 29°44'07" West, along the Westerly line of said Lot 1 and said Grant Deed, a distance of 12.67 feet to the Southwest corner said Grant Deed and to the **POINT OF BEGINNING**;

Thence South 29°44'07" West, continuing along said Westerly line of Lot 1, a distance of 13.28 feet;

Thence North 84°58'12" East, a distance of 63.40 feet to a line parallel with and distant 60.00 feet Easterly, measured along the Northerly line of said Lot 1;

Thence North 29°44'07" East, along said parallel line, a distance of 6.92 feet to the Southeast corner of said Grant Deed;

Thence South 89°57'59" West along the Southerly line of said Grant Deed a, a distance of 60.00 feet to the **POINT OF BEGINNING**.

Area – 526 S.F. more or less

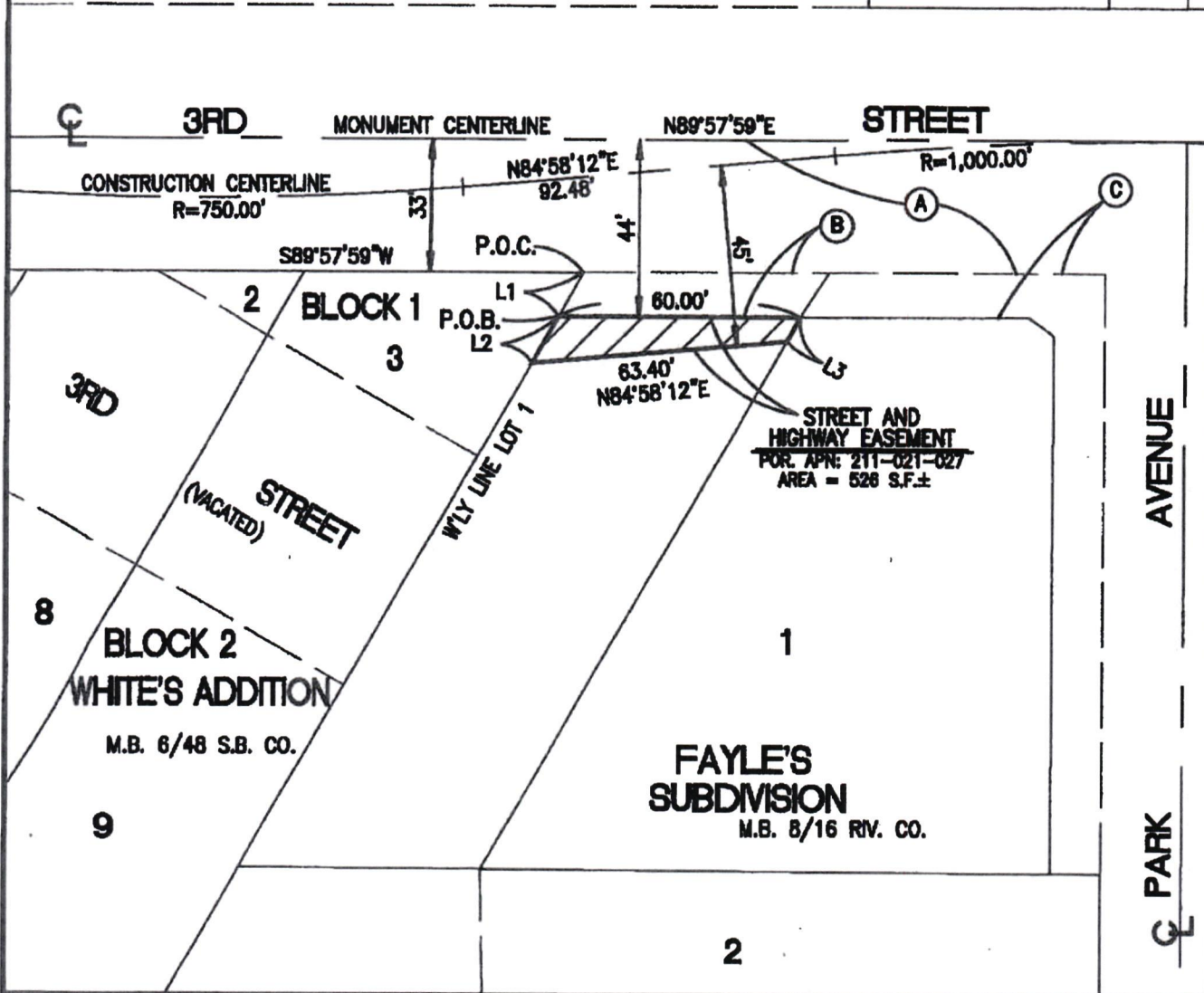
This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.


Eswin O. Vega, P.L.S. 9164 10/8/04 Date Prep. C.S.



LINE DATA		
SYM	BEARING	LENGTH
L1	S29°44'07"W	12.67'
L2	S29°44'07"W	13.28'
L3	N29°44'07"E	8.92'

- REFERENCES
- (A) DEED REC. 9/26/1889
BOOK 104, PAGE 169 O.R.
 - (B) GRANT OF EASEMENT REC.
3/7/2003 #2003-160386 O.R.
 - (C) GRANT DEED REC.
6/20/1980 #113551 O.R.



• 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"=40' DRAWN BY: CURT DATE: 2/15/23 SUBJECT: 2530 3RD STREET - R/W - APN 211-021-027

ATTACHMENT "6"

Temporary Construction Easement Deed

EXHIBIT "B-1"

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)

FOR RECORDER'S OFFICE USE ONLY

Project: 3rd Street Grade Separation
Por. APN: 211-021-003, 004, 005
Address: 2570 3rd Street
Caltrans Project: CML 5058(081)

D-

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, as Grantors, hereby grant a temporary easement and right of way to the **CITY OF RIVERSIDE**, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way is required for the demolition of remainder of buildings and allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the

performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement shall be in effect from Right of Way Certification commencing on November 3, 2025, and terminate on November 3, 2028. The Grantor shall enter into an amendment contract to extend the term of the temporary easement if necessary. The City shall provide Just Compensation for the extended period.

Dated _____

**COUNTY OF RIVERSIDE,
a political subdivision of the State of California**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

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 _____ } 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

**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 _____

CITY OF RIVERSIDE

By: _____
Jennifer Lilley
Community & Economic
Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

Temporary Construction Easement
Por. APN: 211-021-003, -004, -005
Address: 2544 to 2580 3rd Street

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 7 in Block 2 and Lot 3 in Block 1 and a portion of 3rd Street (vacated) of White's Addition as shown by Map on file in Book 6, Page 48 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the most Northerly corner of said Lot 7;

Thence South 29°45'00" West, along the Northwesterly line of said Lot 7, a distance of 5.51 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 796.00 feet, a radial bearing to said point bears South 8°50'22" West and to the **POINT OF BEGINNING**;

Thence Easterly to the left along said curve an arc length of 205.32 feet, through a central angle of 14°46'44" to the Southeast line of Lot 3 in Block 1 of said White's Addition;

Thence South 29°44'07" West, along said Southeast line, a distance of 12.27 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 806.00 feet, a radial bearing to said point bears South 5°25'50" East;

Thence Westerly to the right along said curve an arc length of 24.10 feet, through a central angle of 1°42'48";

Thence South 3°43'02" East, a distance of 15.00 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 821.00 feet, a radial bearing to said point bears South 3°43'02" East;

Thence Westerly to the right along said curve an arc length of 70.02 feet, through a central angle of 4°53'12";


Thence North 1°10'10" East, a distance of 15.00 feet to the beginning of a non-tangent curve, concave Northerly, having a radius of 806.00 feet, a radial bearing to said point bears South 1°10'10" West;

Thence Westerly to the right along said curve an arc length of 111.71 feet, through a central angle of 7°56'29" to the Northwest line of said Lot 7;

Thence North 29°45'00" East, along said Northwest line, a distance of 10.70 feet to the POINT OF BEGINNING.

Area – 3,090 S.F. more or less

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


Eswin O. Vega, P.L.S. 9164 9/21/23 Prep. _____
Date

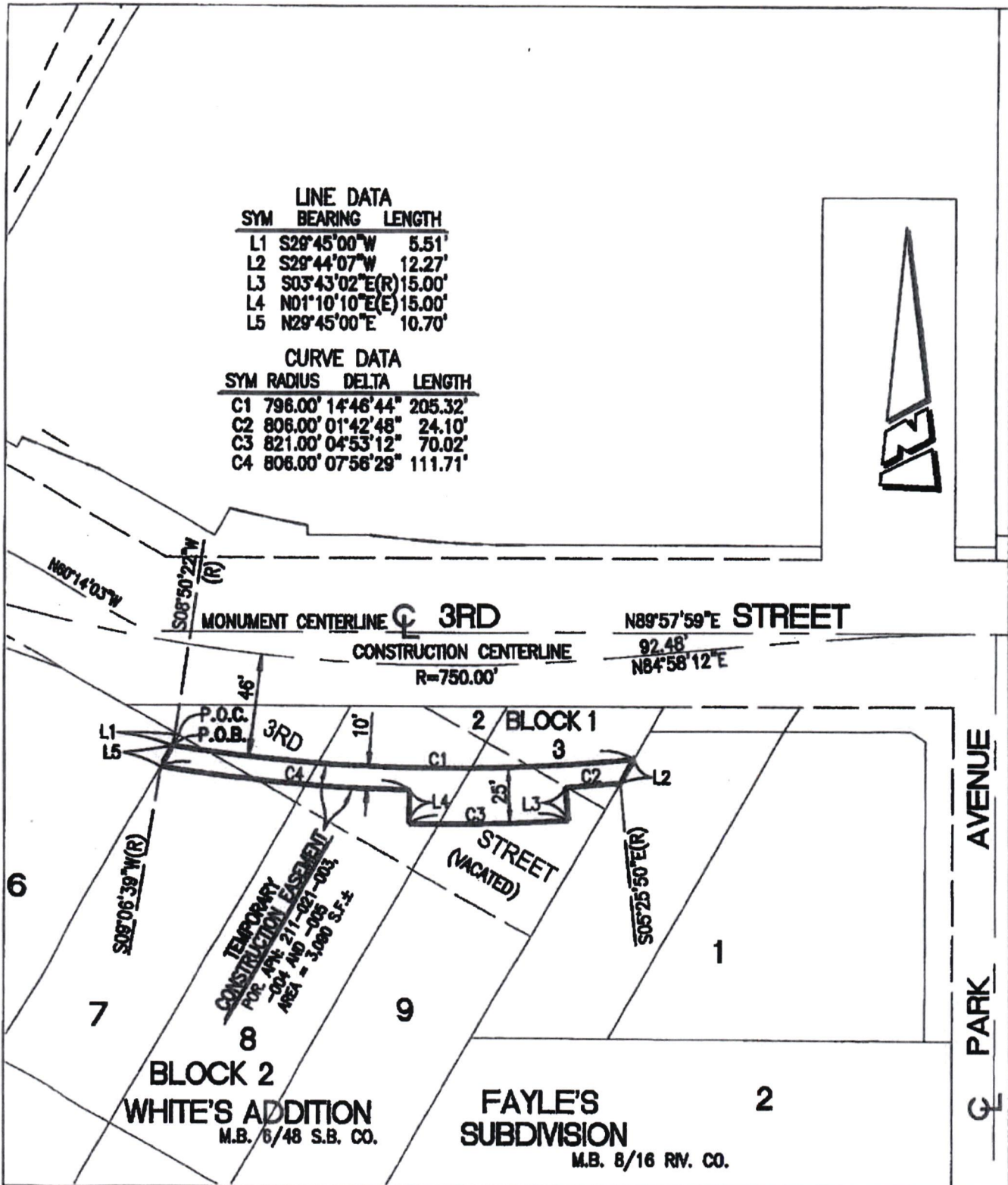


LINE DATA

SYM	BEARING	LENGTH
L1	S29°45'00"W	5.51'
L2	S29°44'07"W	12.27'
L3	S03°43'02"E(R)	15.00'
L4	N01°10'10"E(E)	15.00'
L5	N29°45'00"E	10.70'

CURVE DATA

SYM	RADIUS	DELTA	LENGTH
C1	796.00'	14°46'44"	205.32'
C2	806.00'	01°42'48"	24.10'
C3	821.00'	04°53'12"	70.02'
C4	806.00'	07°56'29"	111.71'



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"=80' DRAWN BY: EV DATE: 9/21/23 SUBJECT: 2544 3RD STREET- R/W -APN 211-021-003, -004, -005, -022

EXHIBIT "B-2"

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)

FOR RECORDER'S OFFICE USE ONLY

Project: 3rd Street Grade Separation
Por. APN: 211-021-027
Address: 2530 3rd Street
Caltrans Project: CML 5058(081)

D-

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, as Grantors, hereby grant a temporary easement and right of way to the **CITY OF RIVERSIDE**, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way is required for the demolition of remainder of buildings and allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the

performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

This temporary easement shall be in effect from Right of Way Certification commencing on November 3, 2025, and terminate on November 3, 2028. The Grantor shall enter into an amendment contract to extend the term of the temporary easement if necessary. The City shall provide Just Compensation for the extended period.

Dated _____

**COUNTY OF RIVERSIDE,
a political subdivision of the State of California**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

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 _____ } 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

**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 _____

CITY OF RIVERSIDE

By: _____
Jennifer Lilley
Community & Economic
Development Director

EXHIBIT "A"
LEGAL DESCRIPTION

Temporary Construction Easement
Por. APN: 211-021-027
Address: 2530 Third Street

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Lot 1 of Fayle's Subdivision as shown by Map on file in Book 8, Page 16 of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the Northwest corner of said Lot 1 also being the Northwest corner of that Grant Deed to the City of Riverside recorded June 20, 1980 as Instrument No. 113551 of Official Records of Riverside County, California;

Thence South 29°44'07" West, along the Westerly line of said Lot 1 and said Grant Deed, a distance of 12.67 feet to the Southwest corner said Grant Deed;

Thence South 29°44'07" West, continuing along said Westerly line of Lot 1, a distance of 13.28 feet to the **POINT OF BEGINNING.**;

Thence North 84°58'12" East, a distance of 63.40 feet to a line parallel with and distant 60.00 feet Easterly, measured along the Northerly line of said Lot 1;

Thence South 29°44'07" West, along said parallel line, a distance of 69.00 feet;

Thence North 60°15'53" West, a distance of 52.08 feet to said Westerly line of Lot 1;

Thence North 29°44'07" East, along said Westerly line, a distance of 32.84 feet to the **POINT OF BEGINNING.**

Area – 2,652 S.F. more or less

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

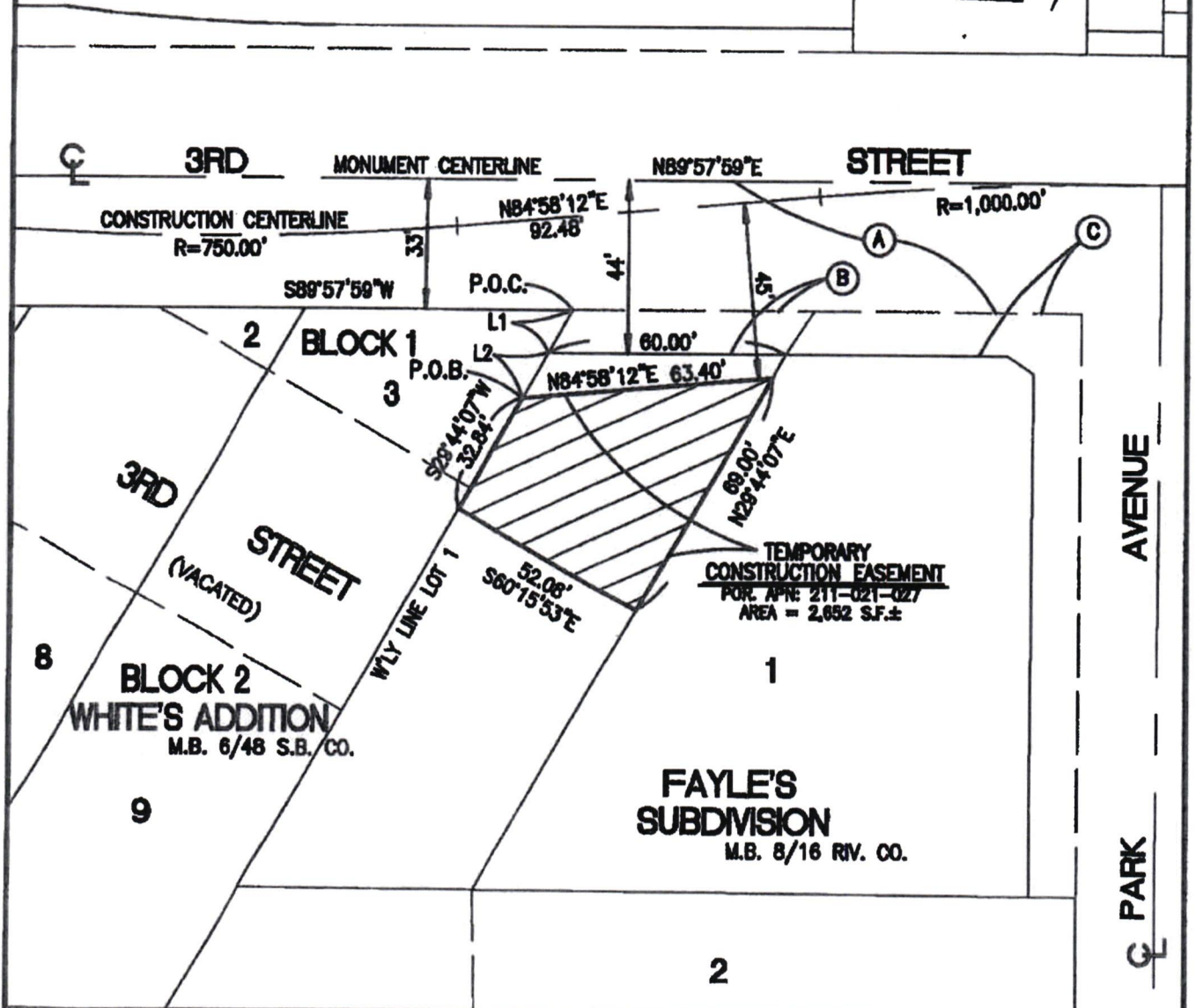

Eswin O. Vega, P.L.S. 9164 10/8/24 Date C.S. Prep.



LINE DATA		
SYM	BEARING	LENGTH
L1	S29°44'07"W	12.67'
L2	S29°44'07"W	13.28'

REFERENCES

- (A) DEED REC. 9/26/1889
BOOK 104, PAGE 169 O.R.
- (B) GRANT OF EASEMENT REC.
3/7/2003 #2003-160386 O.R.
- (C) GRANT DEED REC.
6/20/1980 #113551 O.R.



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"=40'

DRAWN BY: CURT

DATE: 2/15/23

SUBJECT: 2530 3RD STREET - TCE - APN 211-021-027

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Resolution 2025-116

Legal No. **0011741265**

Ad Copy:

FILE NO. Resolution 2025-116

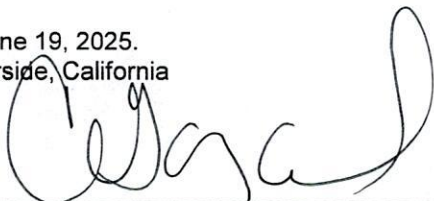
PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/19/2025

I certify (or declare) under penalty of perjury that the foregoing is true and correct:

Date: June 19, 2025.
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

FH-RE
6/10/2025
r.LP1-12/16/16
3.23