

When recorded mail to:

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

DOC # 2006-0191380

03/17/2006 08:00A Fee:NC

Page 1 of 7

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: P04-1464 & P05-0043  
APN: 257-020-003 & 004  
Address: Palmyrita Avenue @  
Northgate Street

D -



**GRANT OF EASEMENT**

RUSS AND JEAN LP, a California Limited Partnership as to an undivided 62.66% interest, and PALMYRITA JP/PI LLC, a California Limited Liability Company as to an undivided 30.03% interest, and RICHARD H. BROWN, an individual as to an undivided 7.31% interest, all as tenants in common, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**RUSS AND JEAN LP,**  
a California Limited Partnership  
BY THE RUSS AND JEAN FIDDYMENT REVOCABLE TRUST  
DATED OCTOBER 29, 2000  
GENERAL PARTNER

By: *Jean H. Fiddyment*

Print Name: *Jean H. Fiddyment* ✓  
*JEAN H. FIDDYMENT*

Title: *Partner / TRUSTEE*

Dated \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**PALMYRITA JP/PI LLC,**  
a California Limited Liability Company  
*Phelan Properties, LLC*  
Managing Member

By: *Phelan*

Print Name: *Jeffrey F. Phelan*

Title: *Sole Member*

Dated *11/12/2005*

*Richard H Brown*  
RICHARD H. BROWN



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GENERAL ACKNOWLEDGEMENT

State of California }  
County of ORANGE } ss

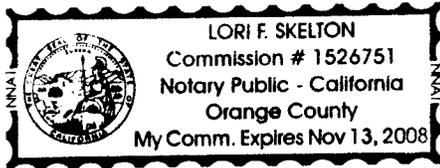
On OCTOBER 31, 2006 before me LORI F. SKELTON  
(date) (name)

a Notary Public in and for said State, personally appeared

JEFFREY F. PHELAN

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.

Lori F. Skelton  
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:  
\_\_\_\_\_  
\_\_\_\_\_



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**GENERAL ACKNOWLEDGEMENT**

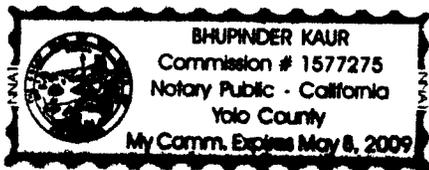
State of California }  
County of Yolo } ss

On 11/12/2005, before me BHUPINDER KAUR, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared

Richard H. Brown, Jean H. Eddyment  
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]  
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:

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



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03/17/2006 08:00A  
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**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

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Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other  
\_\_\_\_\_  
\_\_\_\_\_

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

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

**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 3/8/06

**CITY OF RIVERSIDE**

By: Amelia M. Valeri

**APPROVED AS TO FORM**  
*[Signature]*  
SUPERVISING DEPUTY CITY ATTORNEY

Misc PW/P04-1464 RW Esmnt



**EXHIBIT A**

PALMYRITA AVENUE RIGHT OF WAY DEDICATION

THE NORTH 25.00 FEET OF LOT 6 LYING WESTERLY OF THE GAGE CANAL AND THE NORTH 25.00 FEET OF LOT 7 OF THE MAP OF EAST RIVERSIDE LAND COMPANY IN MAP BOOK 6 PAGE 44, RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OFFICIAL RECORDS OF SAID COUNTY

THE ABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERewith AND BY THIS REFERENCE MADE A PART HEREOF.



STEPHEN H. HACKETT, PLS 5129  
MY REGISTRATION EXPIRES: JUNE 30, 2007

9/13/5

DATE



DESCRIPTION APPROVAL:

BY: Re Long FEB 15, 2006  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



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NORTHGATE STREET

N00°03'46"W  
25.00'



9/13/05

*[Handwritten Signature]*

LOT 7

MAP OF EAST RIVERSIDE  
LAND COMPANY  
MB 6 Pg 44, S.B.

25'  
33'  
33'

N89°57'00"E 942.42'  
N89°57'00"E 941.41'

PALMYRITA AVENUE

33'  
33'

LOT 6

SCALE: 1" = 150'

25'  
50'  
25'

GAGE CANAL

N02°23'42"W  
25.00'

43'

12.7

This Plat is Solely an Aid in Locating the Parcel(s) described in the Attached Document. Please refer to legal description for exact location.

**SB&O** INC.  
PLANNING ENGINEERING SURVEYING

SHEET

EXHIBIT  
**B**

**HUNTER PARK**  
**RIGHT-OF-WAY DEDICATION**

**1**

1035 SOUTH MILLIKEN AVE SUITE E  
ONTARIO, CA. 91761  
909-635-0335 909-635-0365 (FAX)

OF 1 SHEETS

SCALE: AS SHOWN

DRAWN BY: SDB

DATE: 8/10/05

CHECKED BY: DRB

JN: 61702

15677