

DOC # 2007-0319345

05/14/2007 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

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



FREE RECORDING

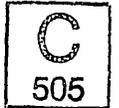
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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FOR RECORDER'S OFFICE USE ONLY

Project: Arlington Avenue Sidewalk Project
A.P.N. 151-151-002 & 007

D - 15990



GRANT OF EASEMENT

CHOICE CAPITAL, LLC, a California limited liability company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 3/2/07

CHOICE CAPITAL, LLC, a California limited liability company

By _____

By

(print name)

GEORGE DANESHGAR
(print name)

Title _____

Title Managing Member

GENERAL ACKNOWLEDGEMENT

State of California

County of San Diego } ss

On 11/11/07, before me George J. Woodruff
(date) (name)

a Notary Public in and for said State, personally appeared

George J. Woodruff
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.

Sherylle Ranae Horton
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:

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 11/16/07

CITY OF RIVERSIDE

By Michael J. Valente

APPROVED AS TO FORM

Sherylle Ranae Horton
SUPERVISOR, CITY OF RIVERSIDE



EXHIBIT "A"

A.P.N. 151-151-002 & 007
Grant of Easement for Public Street Purposes

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

That portion of Lot 277-A of Camp Anza Subdivision No. 1, as shown by map on file in Book 22, Pages 81 and 82 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the centerline of Van Buren Boulevard (formerly Van Buren Street) with the centerline of Arlington Avenue as shown by said map;

THENCE North 89°40'00" West, along said centerline of Arlington Avenue, a distance of 20.00 feet to an angle point in said centerline;

THENCE North 83°10'00" West, continuing along said centerline of Arlington Avenue, a distance of 87.38 feet;

THENCE South 6°50'00" West, at right angle to said centerline of Arlington Avenue, a distance of 60.46 feet, more or less to the southerly line of that certain parcel of land described in Quitclaim Deed to the County of Riverside by document recorded July 24, 1959, as Instrument No. 64096 of Official Records of Riverside County, California, and the POINT OF BEGINNING of the parcel of land being described;

THENCE North 84°03'00" West, along said southerly line, a distance of 137.07 feet to the beginning of a non-tangent curve concaving northerly, having a radius of 5064.00 feet and to which the radius bears North 5°03'40" East;

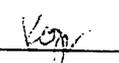
THENCE northwesterly to the right along said curve and continuing along said southerly line through a central angle of 1°37'57" an arc length of 144.29 feet;

THENCE South 80°35'38" East, a distance of 162.04 feet;

THENCE South 88°48'23" East, a distance of 120.01 feet to the POINT OF BEGINNING.

Area 1352 square feet.

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

 12/12/06 Prep. 
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/07



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