

When recorded mail to:

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

DOC # 2008-0228000

05/02/2008 08:00A Fee:NC

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Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



FREE RECORDING

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
CONCTA									517

FOR RECORDER'S OFFICE USE ONLY

Project: BP07-3761 & 63
APN: 246-130-003, 004, 246-081-001 & 002
Address: 3510, 3520 & 3540 Center Street

D - 16218



GRANT OF EASEMENT

Mohammed Farrokhi and Becky J. Farrokhi, who acquired title as Becky J. Farrakhi, husband and wife as joint tenants, 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.

EXHIBIT "A"
LEGAL DESCRIPTION FOR GRANT OF EASEMENT

Those certain Parcels of Land described in Deed to Mohammed Farrokhi, et ux, as Parcels 1, 2, 4, and 5, recorded November 6, 2003 as Document No. 2003-881595 in the Official Records of Riverside County. All of which are portions of Lot 142 and 143 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7 of Maps, page 3, records of San Bernardino County, California.

Excepting those portions lying Southerly of the following described line:

Commencing at the intersection of the centerlines of Center Street and Versailles Place as shown by Map on file in Book 83 of Records of Survey, page 7, records of Riverside County;

Thence South 60°52' East along said centerline of Center Street, a distance of 85.00 feet to the Northerly prolongation of the Southeasterly lines of Parcels 4 and 5 as described in said Deed recorded November 6, 2003 as Document No. 2003-881595;

Thence South 29°08' West, along said Northerly prolongation of the Southeasterly lines, a distance of 44.00 feet to the **Point Of Beginning** of said line description;

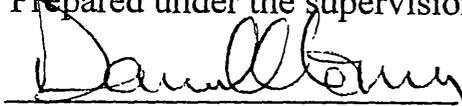
Thence North 60°52' West, parallel and distant 44.00 feet southwesterly, measured at right angles from the centerline of said Center Street, a distance of 147.33 feet to the beginning of a tangent curve, concave Southwesterly and concentric with the realigned centerline of Center Street and having a radius of 1,156.00 feet;

Thence Westerly along said curve through a central angle of 11°51'26" an arc distance of 239.23 feet to the Westerly line of Parcel 1 as described in said Deed recorded November 6, 2003 as Document No. 2003-881595, and the end of this line description.

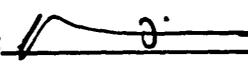
Also excepting, those portions bounded on the North by the Southerly line of that certain Parcel of Land described in a Grant of Easement to the City of Riverside Recorded August 31, 2006 as Document No. 2006-0648984 of Official Records of Riverside County.

Containing 5265.33 Square Feet.

Prepared under the supervision of:


Daniel C. Gomez, L.S. 5558
Expires September 30, 2009

DESCRIPTION APPROVAL:

BY:  DATE 9/15/08

FOR: MARK S. BROWN
CITY SURVEYOR



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Deed to Mohammed Farrokhi, et ux, recorded November 6, 2003 as document No. 2003-881595, Official Records of Riverside County, California, described as follows;

Parcel 1:

That portion of lot 142 of the lands of the Southern California Colony Association, as shown by map on file in book 7, page(s) 3 of maps, records of San Bernardino County, California, described as follows:

Beginning at the most Easterly corner of said lot 142; thence south 29° 08' west, on the Southeasterly line of said lot 142, a distance of 30 feet, said point being on the Southwesterly line of that certain right-of-way conveyed to the County of Riverside (now known as Center Street) by deed recorded November 13, 1935 in book 259, page(s) 119 and February 14, 1936 in book 265, page(s) 361 both of official Records of Riverside County, California; thence north 60° 52' west along the Southwesterly line of said right-of-way, 20 feet being the true point of beginning; thence south 29° 08' west 145 feet; thence north 60° 52' west 120 feet; thence north 29° 08' east, 145 feet to a point on the south line of the parcel conveyed to the County of Riverside (now known as Center Street) by deeds recorded November 13, 1935 in book 259, page(s) 119 and February 14, 1936 in book 265, page(s) 361 both of official Records of Riverside County, California; thence south 60° 52' east 120 feet to the true point of beginning;

Excepting therefrom the Southeasterly 60 feet thereof

Parcel 2:

That portion of lot 142 of the lands of the Southern California Colony Association, as shown by map on file in book 7, page(s) 3 of maps, records of San Bernardino County, California, described as follows:

Beginning at the most Easterly corner of said lot 142; thence south 29° 08' west on the Southeasterly line of said lot 142, said point on the Southwesterly line of that certain right-of-way conveyed to the County of Riverside (now known as Center Street) by deeds recorded November 13, 1935 in book 259, page(s) 119 and February 14, 1936 in book 265, page(s) 361 both of official Records of Riverside County, California; thence north 60° 52' west along the Southwesterly line of said right-of-way 20 feet being the true point of beginning;

Thence south 29° 08' west, 145 feet; thence north 60° 52' west 60 feet; thence north 29° 08' east 145 feet to a point on the south line of the parcel conveyed to the County of Riverside (now known as Center Street) by deed recorded November 13, 1935 in book 259, page(s) 119 and February 14, 1936 in book 265, page(s) 361 all of Official Records of Riverside County, California;

The south 60° 52' east 60 feet to the true point of beginning

Parcel 3:

That portion of lot 142 of the lands of the Southern California Colony Association, as shown by map on file in book 7, page(s) 3 of maps, records of San Bernardino County, California, described as follows:

Beginning at the most Easterly corner of said lot 142; thence south 29° 08' west, on the Southeasterly line of said lot 142, 30 feet being the true point of beginning;

Said point being on the Southwesterly line of that certain right-of-way conveyed to the County of Riverside (now known as Center Street) by deed recorded November 13, 1935 in book 259, page(s) 119 and February 14, 1936 in book 265, page(s) 361 both of official Records of Riverside County, California; thence north 60° 52' west, along the Southwesterly line of said right-of-way 20 feet; thence south 29° 08' west 145 feet; thence north 60° 52' west, to a point on the center line of the abandoned right-of-way of the Lower Canal of the Riverside Water Company as conveyed to R.M. Montijo by deed recorded February 18, 1948 in book 893, page(s) 288 of Official Records of Riverside County, California; thence Southerly along the center line of said abandoned canal right-of-way to the Northwesterly corner of that parcel of land described as parcel 1 in the deed to Leon Gutierrez and wife recorded December 26, 1950 in book 1230, page(s) 418 of Official Records of Riverside County, California; said point being on the center line of that certain traveled road vacated by order of the Board of Supervisors of the County of Riverside, a certified copy of which was recorded November 13, 1955 as instrument no. 567 of Official Records of Riverside County, California; thence Easterly on the Northerly line of said parcel conveyed to Leon Gutierrez and wife, to a point on the Southeasterly line of said lot 142; thence Northeasterly on the Southeasterly line of said lot 142 to the true point of beginning

Parcel 4:



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That portion of lot 143 of the lands of the Southern California Colony Association, as shown by map on file in book 7, page(s) 3 of maps, records of San Bernardino County, California, described as follows:

Beginning at the Northeast corner of lot 143; thence south $29^{\circ} 00' 00''$ west, 25.00 feet; thence north $61^{\circ} 00' 00''$ west and parallel with the Northerly line of said lot 143, 416.03 feet for the point of beginning; thence continuing north $61^{\circ} 00' 00''$ west, 245.00 feet to the Northwesternly line of said lot; thence south $29^{\circ} 00' 00''$ west 32.90 feet; thence south $61^{\circ} 00' 00''$ east, 245.00 feet to a point south $29^{\circ} 00' 00''$ west, from the point of beginning; thence north $29^{\circ} 00' 00''$ east, 32.90 feet to the point of beginning

Parcel 5:

That portion of lot 143 of the lands of the Southern California Colony Association, as shown by map on file in book 7, page(s) 3 of maps, records of San Bernardino County, California, described as follows:

Beginning at the most Northerly corner of said lot; thence Southwesterly on the Northwesternly line of said lot, 57.90 feet to the true point of beginning; thence continuing Southwesterly on the Northwesternly line of said lot, 196.70 feet to the Northwesternly extension of the Northeasterly line of that certain property conveyed to the Teresa A. Trujillo, by deed executed by Riverside School District, recorded January 10, 1936 in book 264, page(s) 157 of Official Records of Riverside County, California;

Thence Southeasterly on said Northwesternly extension, and on the Northeasterly line of said property so conveyed 245.00 feet to the Westerly line of that certain property conveyed to C.L. Wilson and wife, by deed executed by Georgia B. Lewis, recorded January 15, 1926 in book 662, page(s) 243 of Deeds, records of Riverside County, California;

Thence Northeasterly on the Westerly line of said property so conveyed, 196.70 feet to a point 57.90 feet Southwesterly from the Northeasterly line of said lot; thence Northwesternly in a straight line to the true point of beginning



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