

When recorded mail to:

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

DOC # 2004-0178929

03/15/2004 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

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: P03-1380 (LLA)

A.P.N. 189-043-023, 022 & 023

D - 15296



GRANT OF EASEMENT

JAHANGEER SHAHIDZADEH, a married man, as his sole and separate property, 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 Feb. 10 2004

Jahangeer Shahidzadeh
JAHANGEER SHAHIDZADEH

I am the spouse of **Jahangeer Shahidzadeh**, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Nadia Shahidzadeh
(signature)

Nadia Shahidzadeh
(print name)

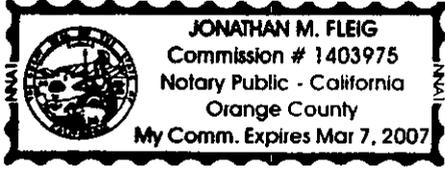
GENERAL ACKNOWLEDGEMENT

State of California
County of Orange } ss

On February 10, 2004, before me Jonathan M. Fleig
(date) (name)

a Notary Public in and for said State, personally appeared
Nadia Shahidzadeh
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.

Jonathan M. Fleig
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:

ACKNOWLEDGMENT CERTIFICATE

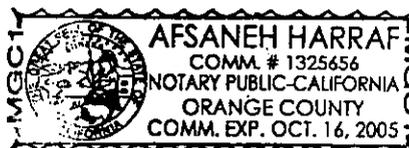
State of California)ss
County of ORANGE)

On this the 10th day of FEBRUARY, 2004, before me, Afsaneh Harraf, Notary Public, personally appeared;

JAHANGEER SHAHEZADEH

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.



Afsaneh Harraf
Notary's Signature

Seal

**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/18/04

CITY OF RIVERSIDE

By *Neil Gentry*

Administrative Services Manager

P03-1380 ST DEDICATION.DOC

APPROVED
CITY ATTORNEY'S OFFICE

Neil Smith
Deputy City Attorney

EXHIBIT "A"

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

Those portions of Lots 12, 13 and 14 in Block 18, and that portion of Jasmine Street, all of Riverview Addition Tract No. 3, as shown by map on file in Book 7, Page 5 of Maps, records of Riverside County, California, described as follows:

PARCEL 1

The easterly 2.5 feet of said Lots 12, 13 and 14.

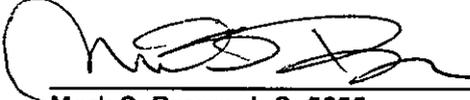
PARCEL 2

The westerly 8.00 feet of said Lots 12, 13 and 14.

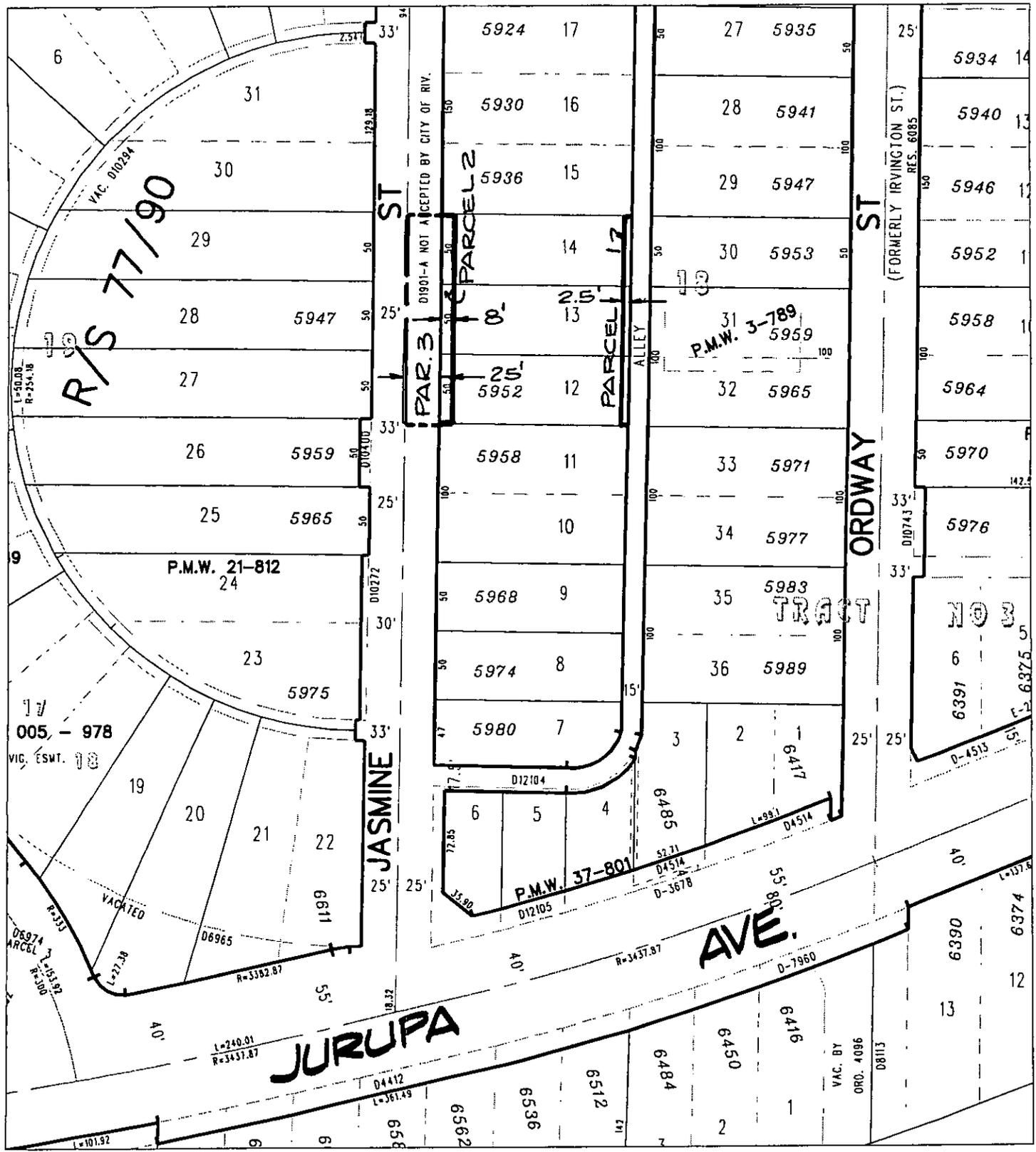
PARCEL 3

That portion of the easterly one-half of said Jasmine Street lying northerly of the westerly prolongation of the southerly line of said Lot 12, and lying southerly of the westerly prolongation of the northerly line of said Lot 14.

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

 2/6/04 Date MB Prep.
Mark S. Brown, L.S. 5655
License Expires 9/30/05





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

36-7

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" = 100'

Drawn by: skn

Date: 01/26/04

Subject: P03-1380 - LOT LINE ADJUSTMENT CASE

15296