

When recorded mail to:

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

DOC # 2006-0574530
08/04/2006 08:00A Fee:NC
Page 1 of 5
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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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									500

FOR RECORDER'S OFFICE USE ONLY

Project: BP 06-1563
APN: 141-250-008
Address: 11966 Knoefler Drive

D - 15836

C
500

GRANT OF EASEMENT

THE MAJESTIC GROUP, INC, a California Corporation, 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 7-19-06

THE MAJESTIC GROUP, INC.
a California Corporation

By: [Signature]

By: [Signature]

Print Name: N. Ahmed
AKA NASIR AHMED
Title: Pres.

Print Name: A. Said
AKA AZIZ SAID
Title: Secretary

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California }
County of Riverside } SS

CAPACITY CLAIMED BY SIGNER

On 7-19-06, before me Richard Kline
(date) (name)

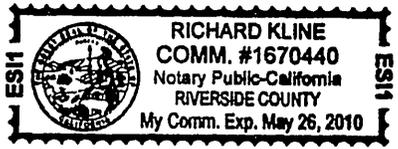
- () Attorney-in-fact
- () Corporate Officer(s)
- Title _____
- Title _____

a Notary Public in and for said State, personally appeared
Nasir Ahmed, Aziz Said
Name(s) of Signer(s)

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

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.

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



WITNESS my hand and official seal.

Richard Kline
Signature Notary Public

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



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**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 8/3/06

CITY OF RIVERSIDE

By: Amelia M. Valera

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY *R. M. Gale*
Deputy City Attorney



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EXHIBIT A

APN: 141-250-008
Street & Highway Easement

All that portion of Fractional Section 15, Township 3 South, Range 6 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, as shown on Map Showing a Subdivision of the Rancho La Sierra, filed in Map Book 6, Page 70, records of said County, more particularly described as follows:

COMMENCING at a point in the easterly line of the 120 Acre Tract in the southwesterly portion of said Fractional Section 15, said point being 1602.30 feet southerly along said easterly line from the northeast corner of said 120 Acre Tract;

Thence South 89°40' West, a distance of 390.00 feet to the **TRUE POINT OF BEGINNING**;

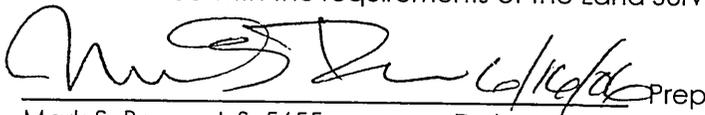
Thence continuing South 89°40' West, a distance of 390.00 feet;

Thence southerly at right angles, a distance of 233.00 feet, more or less, to a point on the southerly line of Lot 36 of Assessor's Map No. 20;

Thence North 89°40' East along said southerly line of Lot 36 of Assessor's Map No. 20, a distance of 50.00 feet;

Thence Northerly at a right angle to the Point of Beginning;

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

 Prep. 

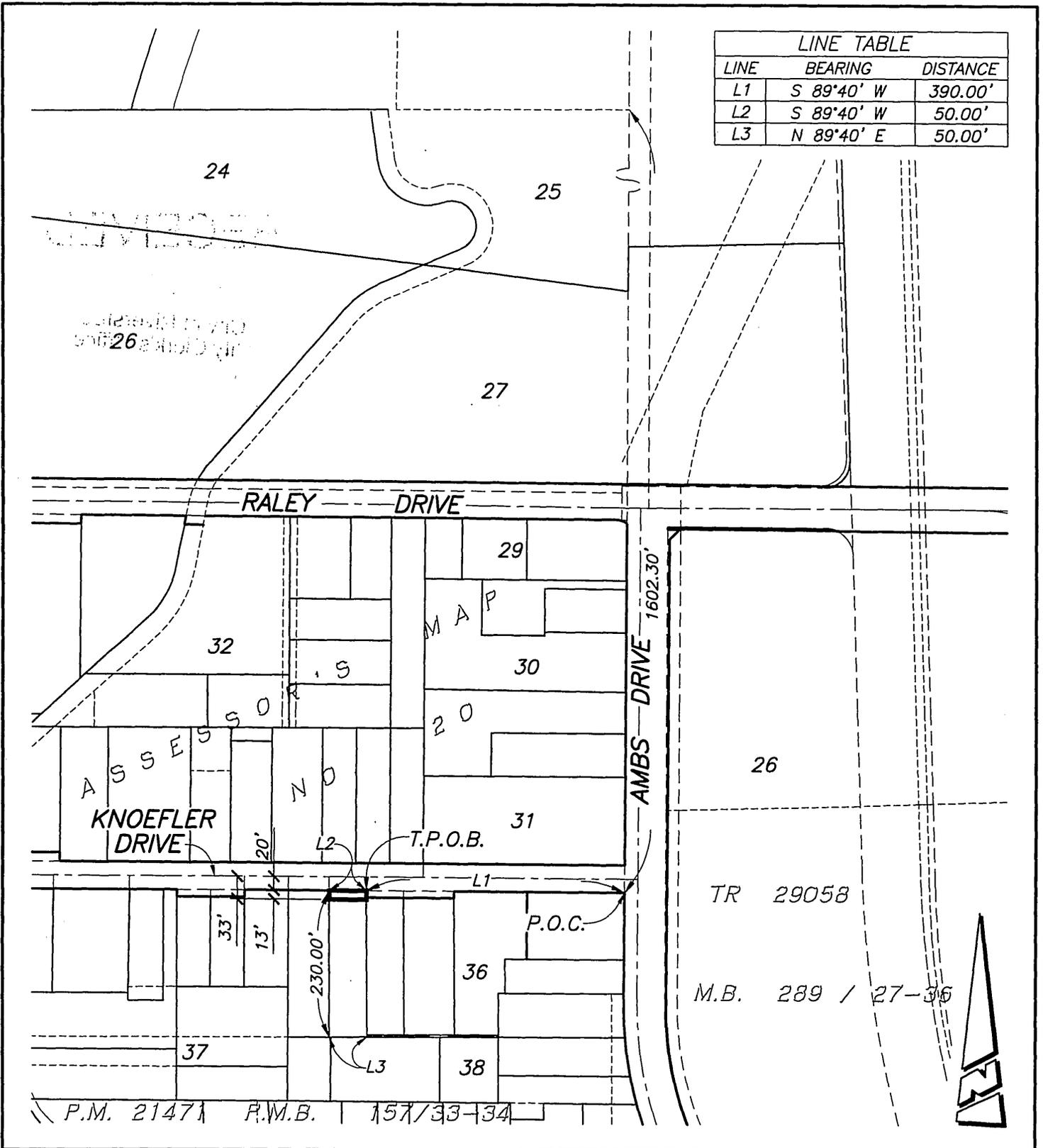
Mark S. Brown, L.S. 5655
License Expires 9/30/07

Date



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°40' W	390.00'
L2	S 89°40' W	50.00'
L3	N 89°40' E	50.00'



• CITY OF RIVERSIDE, CALIFORNIA •

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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: RICH DATE: 06/16/06

SUBJECT: 11966 KNOEFLER DRIVE R/W DEDICATION (BP 06-1563)



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ENCLOSURE RICH PLATS BPL 2006 06-1563

15836