

When recorded mail to:

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

DOC # 2006-0639235

08/30/2006 08:00A Fee:NC

Page 1 of 4

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)

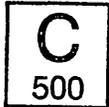
Project: P04-1178

Zoning Case

A.P.N. 151-380-046

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D - 15851



GRANT OF EASEMENT

LARD INVESTMENTS, LP, a California, limited partnership, 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 _____

LARD INVESTMENTS, LP, a California, limited partnership

By: **LLF, INC., a California corporation, its general partner**

By _____

By _____

(print name)

LARRY WARD
(print name)

Title _____

Title _____

GENERAL ACKNOWLEDGEMENT

State of California

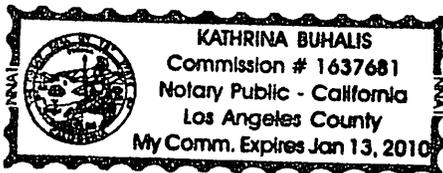
County of Los Angeles } ss

On July 25th, 2006, before me Kathrina Buhalis (date) (name)

a Notary Public in and for said State, personally appeared

Lorenzo Larry Flores Name(s) of Signer(s)

[X] 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.

Kathrina Buhalis Signature

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 8/9/06

CITY OF RIVERSIDE

By Amelia M Val

APPROVED AS TO FORM CITY ATTORNEY'S OFFICE BY

APPROVED AS TO FORM CITY ATTORNEY'S OFFICE Deputy City Attorney



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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:

EXHIBIT "A"

4826 VAN BUREN BOULEVARD
A.P.N. 151-380-045
RZ CASE - P04-1478

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

That portion of the North Half of the East Half of the Southeast Quarter of the Southeast Quarter of Section 1, Township 3 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the northeast corner of Lot 7 of Tract No. 21117, as shown by map on file in Book 158, Pages 99 and 100 of Maps, records of said Riverside County; said corner being in a line that is parallel with and distant 60.00 feet westerly, as measured at right angles, from the centerline of Van Buren Boulevards as shown on said map of Tract No. 21117;

THENCE North 0°17'40" East, along said parallel line, a distance of 309.67 feet, more or less to an intersection with the southerly line of that certain parcel of land described in deed to Sam and Phil Kelber, a partnership, by deed recorded March 25, 1971, as Instrument No. 30400 of Official Records of said Riverside County;

THENCE North 89°39'46" East, along said southerly line, a distance of 20.00 feet to a point in a line that is parallel with and distant 40.00 feet westerly, as measured at right angles, from said centerline of van Buren Boulevard; said point being the northeasterly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded March 11, 1983, as Instrument No. 46571 of Official Records of said Riverside County;

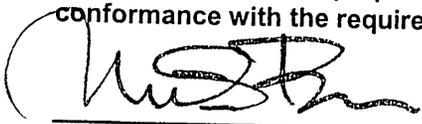
THENCE South 0°17'40" West, along said last mentioned parallel line, a distance of 309.65 feet, more or less, to the easterly prolongation of the northerly line of said Tract No. 21117;

THENCE South 89°37'01" West, along said easterly prolongation of the northerly line of Tract No. 21117, a distance of 20.00 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by said deed recorded March 11, 1983;

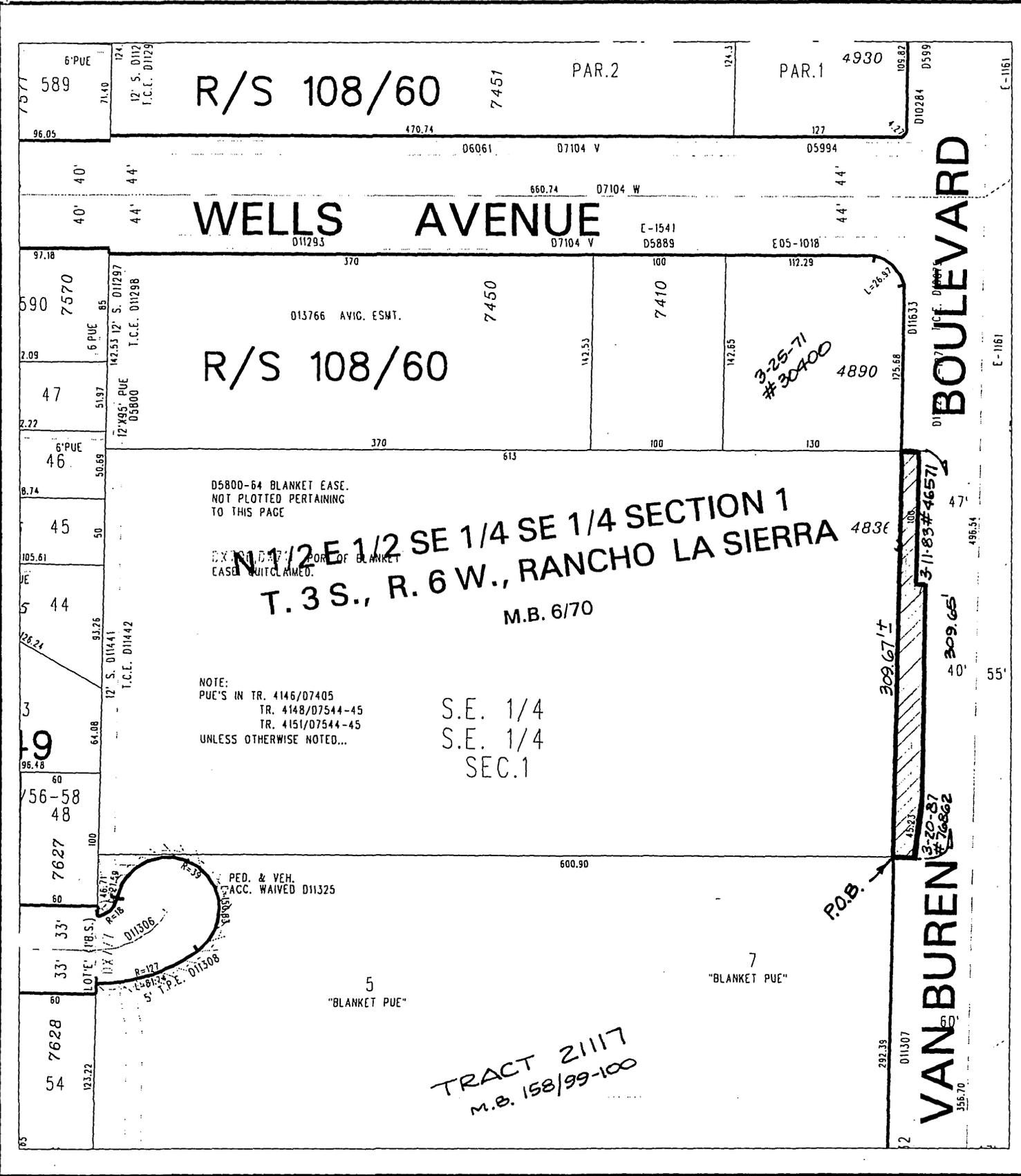
ALSO EXCEPTING THEREFROM that portion described in document recorded March 20, 1987, as Instrument No. 76862 of Official Records of said Riverside County.

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

 7/11/06 Date kgp Prep.
Mark S. Brown, L.S. 5655
License Expires 9/30/07



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◆ 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" = 100' Drawn by: skn Date: 07/07/06 Subject: P04-1476, 1477 & 1478 4826 VAN BUREN BL.

15851