

Lawyers Title

7604644

When recorded mail to:

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

DOC # 2009-0205918

04/27/2009 08:00A Fee:NC

Page 1 of 6

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		
			6								
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM		
								T	CTY	UNI	026

Project: Van Buren Widening

Jackson to SAR

APN: 191-071-015 TRA 009-139

Address: 7200 Arlington Avenue

D - 6 no consideration 16358



GRANT OF EASEMENT

13011 BROOKHURST LLC, a Wyoming Limited Liability Company, as to an undivided 78% interest, and 6224 VERMONT LLC, a Wyoming Limited Liability Company, as to an undivided 22% interest, as tenants in common, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 _____

13011 BROOKHURST LLC,
a Wyoming Limited Liability Company

By: _____

By: _____

Print Name: _____

Print Name: Arturo Sneider

Title: _____

Title: Manager

Dated _____

6224 VERMONT LLC
a Wyoming Limited Liability Company

By: _____

By: _____

Print Name: _____

Print Name: Arturo Sneider

Title: _____

Title: Manager

ACKNOWLEDGEMENT

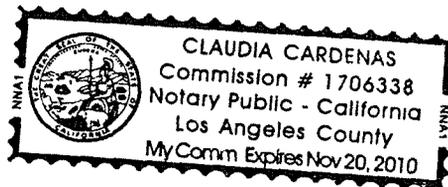
State of California }
County of Los Angeles } ss

On January 22, 2009 before me Claudia Cardenas, Notary Public
personally appeared ARTURO SNEIDER
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct

WITNESS my hand and official seal.

Claudia Cardenas
Notary Signature



ACKNOWLEDGEMENT

State of California
County of _____ } ss

On _____, before me _____
personally appeared _____
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct

WITNESS my hand and official seal.

Notary Signature

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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 06, 2005
and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/5/09

CITY OF RIVERSIDE

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

By: Amelia M. Valera

BY [Signature]
Deputy City Attorney

EXHIBIT "A"

PUBLIC STREET AND HIGHWAY EASEMENT

APN: 191-071-015

THE EASTERLY 3.00 FEET OF THE WESTERLY 4.00 FEET OF PARCEL 1 OF PARCEL MAP NO. 15406, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 80, PAGES 6 AND 7, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THE WESTERLY LINE OF SAID WESTERLY 4.00 FEET OF SAID PARCEL 1 BEING PARALLEL WITH AND DISTANT 70.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF VAN BUREN BOULEVARD AS SHOWN BY SAID MAP.

CONTAINING 183 SQUARE FEET (0.004 ACRES), MORE OR LESS.

This legal description has been prepared by me or under my direction:

David A. Moritz

2-5-07

David A. Moritz, P.L.S. 7388

Date

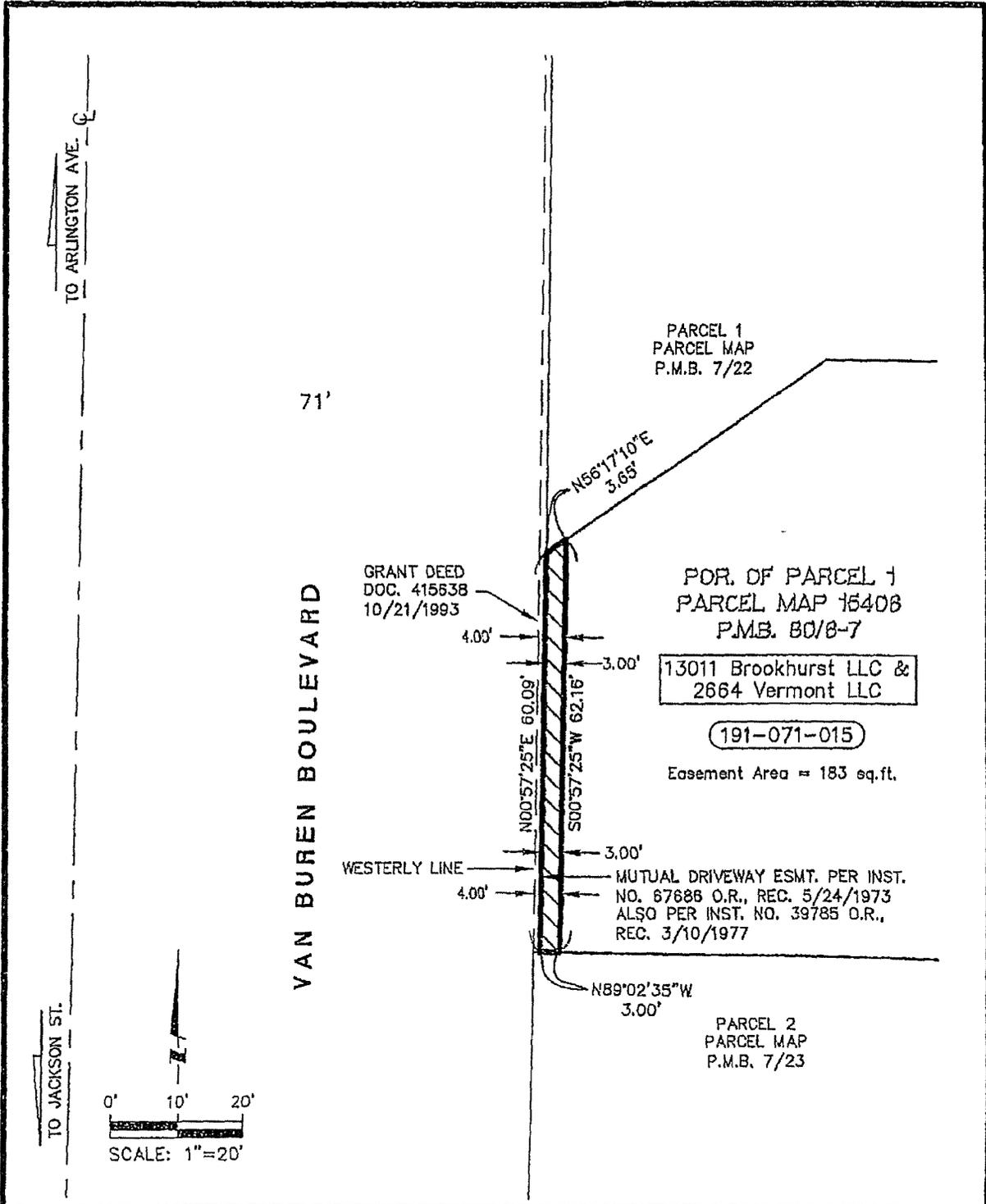
License Expires 12/31/07



X-LG_191-071-015 PE doc

David A. Moritz *1/23/08*
DATE

16358

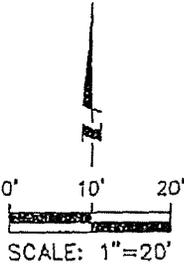


71'

VAN BUREN BOULEVARD

TO ARLINGTON AVE. ↗

TO JACKSON ST. ↙



PARCEL 1
PARCEL MAP
P.M.B. 7/22

POR. OF PARCEL 1
PARCEL MAP 16408
P.M.B. 80/8-7

13011 Brookhurst LLC &
2664 Vermont LLC

191-071-015

Easement Area = 183 sq.ft.

GRANT DEED
DOC. 415638
10/21/1993

MUTUAL DRIVEWAY ESMT. PER INST.
NO. 67688 O.R., REC. 5/24/1973
ALSO PER INST. NO. 39785 O.R.,
REC. 3/10/1977

PARCEL 2
PARCEL MAP
P.M.B. 7/23

* CITY OF RIVERSIDE, CALIFORNIA *

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" = 30' | DRAFTED: JCA | DATE: 01/30/2007 | CHECKED: DAM | SUBJECT: VAN BUREN BLVD. WIDENING / PERMANENT ESMT

16358

