

Lawyers Title

7604644

When recorded mail to:

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

DOC # 2009-0205917

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

Page 1 of 7

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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Project: Van Buren Widening
Jackson to SAR

APN: 191-071-002 TRA009-139

Address: 6061 Van Buren Blvd

D - ~~to~~ no consideration

14:27:57



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

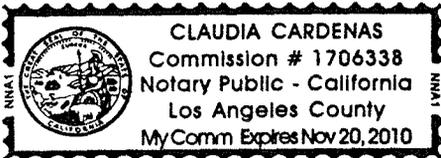
State of California }
County of Los Angeles } ss

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

By: Amelia M. Varkun

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
BY [Signature]
Deputy City Attorney

EXHIBIT "A"

PUBLIC STREET AND HIGHWAY EASEMENT

APN: 191-071-002

THAT PORTION OF PARCEL 2 OF PARCEL MAP, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 7, PAGE 23 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE SOUTH 89°02'35" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 4.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 74.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF VAN BUREN BOULEVARD AS SHOWN BY SAID MAP;

THENCE SOUTH 00°57'25" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 131.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 34.50 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°13'12", AN ARC DISTANCE OF 48.30 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 2 AND A POINT IN A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 294.15 FEET, TO WHICH A RADIAL LINE BEARS NORTH 01°53'07" EAST;

THENCE WESTERLY, ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'36" AN ARC DISTANCE OF 3.56 FEET;

THENCE NORTH 88°48'29" WEST, CONTINUING ALONG SOUTHERLY LINE, A DISTANCE OF 19.08 FEET;

THENCE NORTH 43°55'32" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 14.17 FEET TO THE WESTERLY LINE OF SAID PARCEL 2,

THENCE NORTH 00°57'25" EAST, ALONG SAID WESTERLY LINE OF PARCEL 2, A DISTANCE OF 155.00 FEET THE TO POINT OF BEGINNING.

CONTAINING 848 SQUARE FEET (0 019 ACRES), MORE OR LESS.

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

David A. Moritz

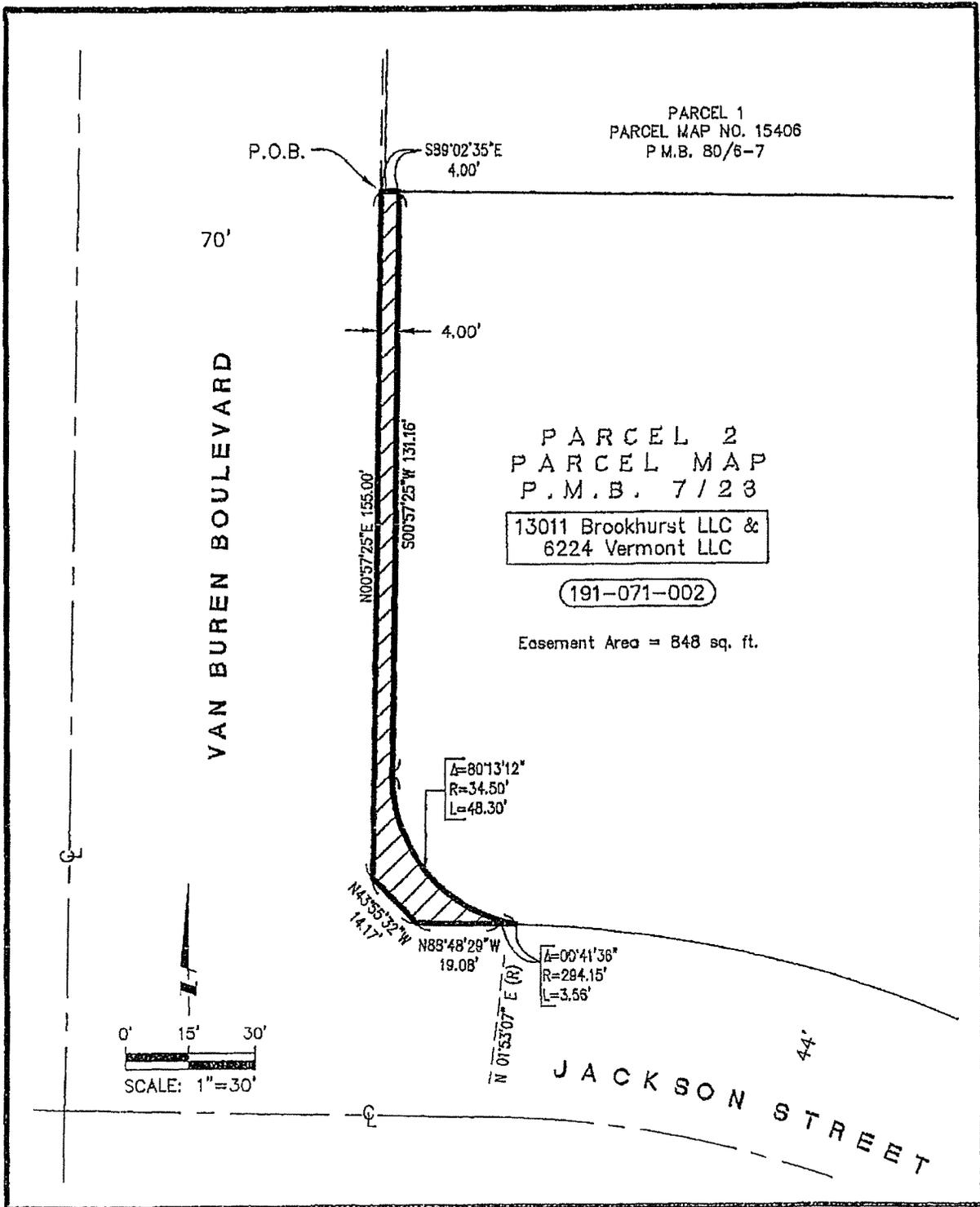
2-5-07

David A. Moritz, P.L.S. 7388
License Expires 12/31/07

Date



RECEIVED FOR ATTORNEYS
Mark S. Brown
DATE 2/23/07
MARK S. BROWN
CITY CLERK, YOR



• 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: 01/24/2007	CHECKED: DAM SUBJECT: VAN BUREN BLVD. WIDENING / PERMANENT ESMT

16359

CERTIFICATION

Pursuant to the provisions of Government Code 27361.1, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached documents:

(Print or type the page number(s) and wording below):

approved as to form
city attorneys office
By:
Deputy City Attorney

DATE: _____ 4-27-05 _____

SIGNATURE: _____
