

When recorded mail to:

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

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: BP 03-6537
APN: 225-250-01
Address: 3504 Central Ave

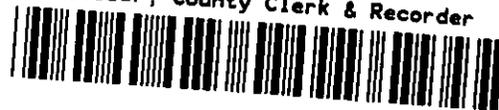
DOC # 2004-0925889

11/19/2004 08:00A Fee:NC

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Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



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GRANT OF EASEMENT

CAMDEN HOLDINGS, LLC, a California limited liability company, 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

10/29/04

CAMDEN HOLDINGS, LLC
a California Limited Liability Company

By:

Clay S. Nirtz

Title:

Manager

By:

Clay S. Nirtz

Title:





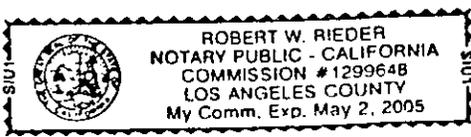
GENERAL ACKNOWLEDGEMENT

State of California }
County of Los Angeles } ss

On 10/29/04, before me Robert Rieder
(date) (name)

a Notary Public in and for said State, personally appeared
Ari S Miller
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/hers/their authorized capacity(ies), and that by his/hers/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.

[Signature]
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:

**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 11/8/04

CITY OF RIVERSIDE

BY Mel Healey

Administrative Services Manager

APPROVED AND FORWARDED
CITY ATTORNEY'S OFFICE

[Signature]
CITY ATTORNEY

EXHIBIT A
Project: BP 03-6537

THAT PORTION OF PARCEL 2, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 41, PAGE 77, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 2 TO A POINT ON A LINE THAT IS PARALLEL WITH, AND 60.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF CENTRAL AVE, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 99.45 FEET;

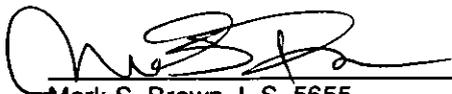
THENCE SOUTH 42°13'24" EAST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 34.18 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 2;

THENCE NORTHERLY ALONG SAID EASTERLY LINE A DISTANCE OF 32.49 FEET;

THENCE NORTH 46°29'16" WEST, LEAVING SAID EASTERLY LINE, A DISTANCE OF 12.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

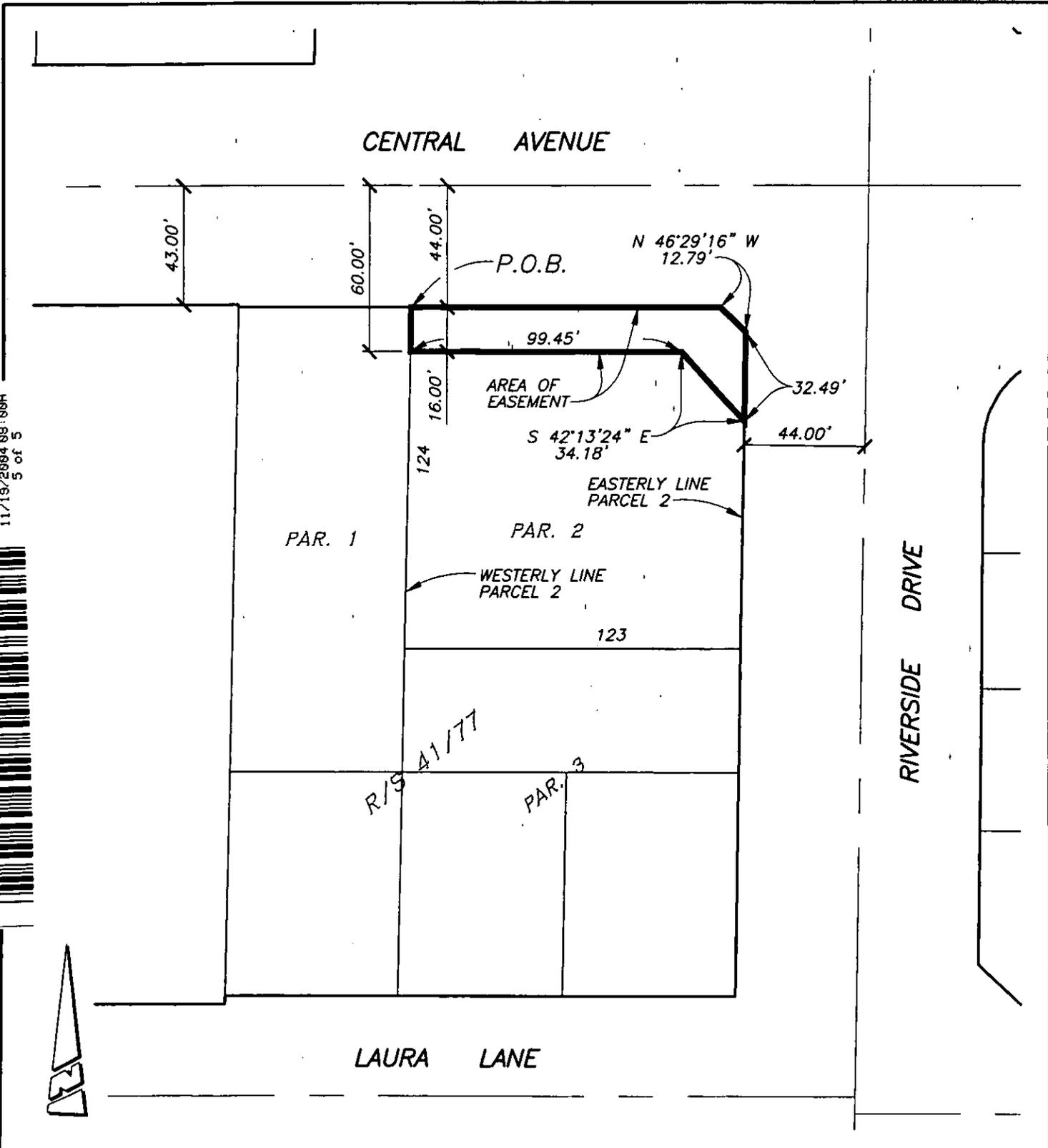
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 9/23/04 Prep. *fl*
Mark S. Brown, L.S. 5655
License Expires 9/30/05
Date



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• 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

54-1

SCALE: 1"=50' DRAWN BY: RICH DATE: 09/22/04 SUBJECT: BP 03-6537 (3504 CENTRAL AVENUE)

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