

When recorded mail to:

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

DOC # 2000-360121

09/13/2000 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Gary L. Orso

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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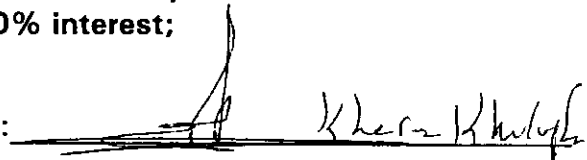
GRANT OF EASEMENT

CASPIAN PROPERTIES, INC., a California corporation as to an undivided 50% interest; **DARRELL A. BUTLER**, a single man as to an undivided 25% interest; and **RIVERSIDE COMMERCIAL INVESTORS, INC.**, a California corporation as to a undivided 25% interest, all 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.

14610

CASPIAN PROPERTIES, INC., a California corporation as to an undivided 50% interest;

Dated 8/2, 2000

BY: 

Title: President

BY: _____

Title: _____


DARRELL A. BUTLER, a single man as to an undivided 25% interest;

Dated 7/28/00



RIVERSIDE COMMERCIAL INVESTORS, INC., a California corporation as to a undivided 25% interest,

Dated _____

BY: 

Title: President

BY: _____

Title: _____



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GENERAL ACKNOWLEDGEMENT

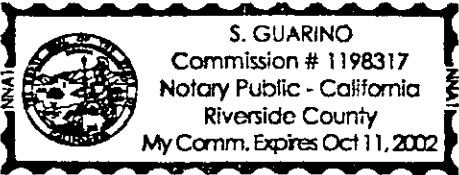
State of California
County of Riverside } ss

On 7-28-2000 before me S. GUARINO, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Darrell A. Butler & Rufus C. Barkley
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/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.

[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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/11/00

APPROVED AS TO FORM
[Signature] 9-6-00
DEPUTY CITY ATTORNEY

CITY OF RIVERSIDE

[Signature]
Real Property Services Manager
of the City of Riverside

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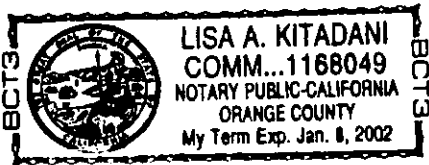
GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } ss

On Aug. 2, 2000 before me LISA A. KITADANI
(date) (name)

a Notary Public in and for said State, personally appeared
KHOSRO KHALOGHLI
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/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.

Lisa A. Kitadani
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

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

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

The party(ies) executing this document is/are representing:
CASPIAN PROPERTIES
INC.



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GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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/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.

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:



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EXHIBIT "A"

RIGHT-OF-WAY DEDICATION

THAT PORTION OF LOT 11 IN SECTION 17, T2S, R4W OF THE SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE OF LANDS OF EAST RIVERSIDE LAND COMPANY, RECORDED IN BOOK 6, PAGE 44 OF MAPS, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11;

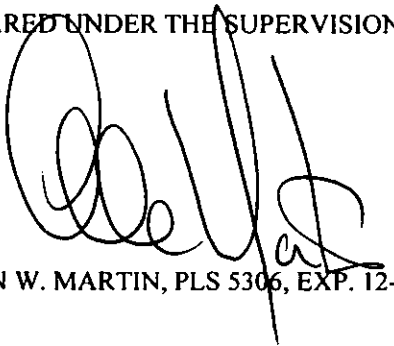
THENCE S89°57'43"W AND PARALLEL TO THE CENTERLINE OF COLUMBIA AVENUE, A DISTANCE OF 293.98 FEET TO A POINT ON THE EAST LINE OF THE GAGE CANAL, SAID EAST LINE BEING A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 350.00 FEET, SAID POINT HAVING A RADIAL LINE WHICH BEARS S76°16'58"E;

THENCE NORTHERLY ALONG SAID EAST LINE THROUGH A CENTRAL ANGLE OF 01°50'49" AN ARCH LENGTH OF 11.28 FEET TO A POINT WHICH A RADIAL LINE BEARS S78°07'47"E;

THENCE N89°57'43"E AND PARALLEL WITH THE CENTERLINE OF COLUMBIA AVENUE, A DISTANCE OF 291.47 FEET TO A POINT ON THE EAST LINE OF SAID LOT 11;

THENCE S00°03'27"E ALONG SAID EAST LINE A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

PREPARED UNDER THE SUPERVISION OF:


ALLEN W. MARTIN, PLS 5306, EXP. 12-31-03 6/16/00



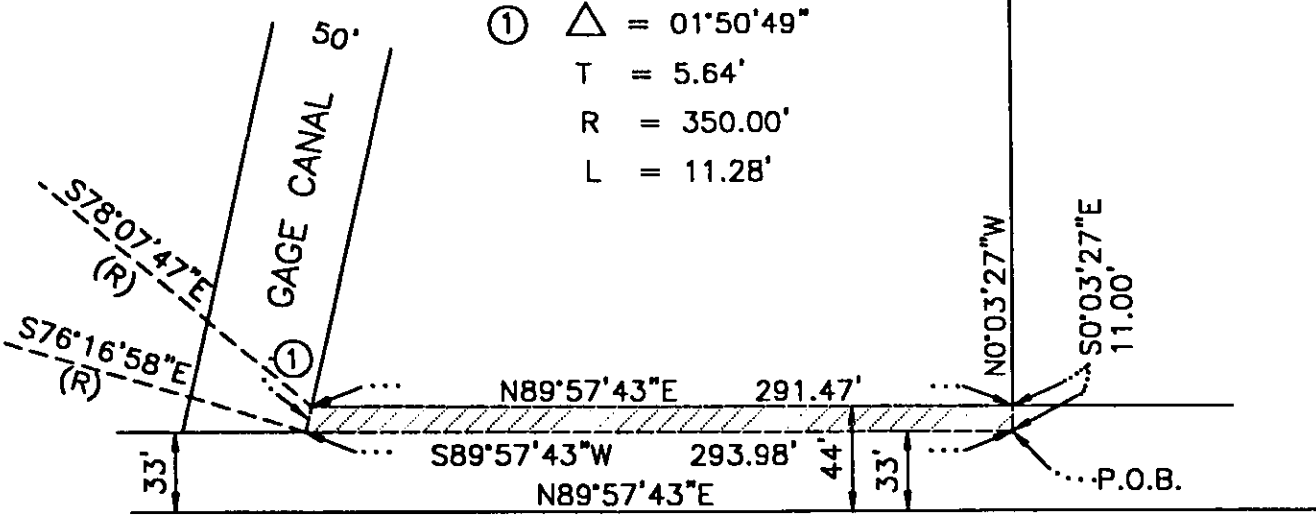
DESCRIPTION APPROVAL


SURVEYOR, CITY OF RIVERSIDE

11

12

① $\Delta = 01^{\circ}50'49''$
 T = 5.64'
 R = 350.00'
 L = 11.28'



COLUMBIA AVENUE



Allen W. Martin
 6/16/16



20134

CITY OF RIVERSIDE, CALIFORNIA

EXHIBIT "B"

SHEET 1 OF 1

27-1

SCALE: 1"=80' DRAWN BY: FRM DATE: 6-15-00 SUBJECT: RIGHT OF WAY DEDICATION



14610