

When recorded mail to:

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

DOC # 2000-360122

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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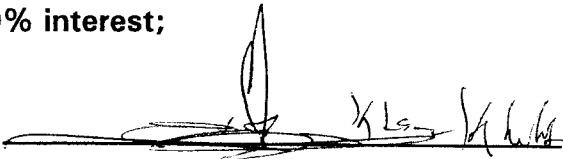
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GRANT OF EASEMENT

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.

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

Dated 2, 8, 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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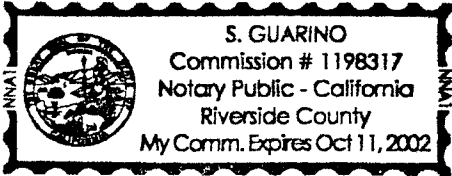
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 7-28-00, before me S. Guarino, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared
Darrell A. Butler & Rufus C. Buckley
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



GENERAL ACKNOWLEDGEMENT

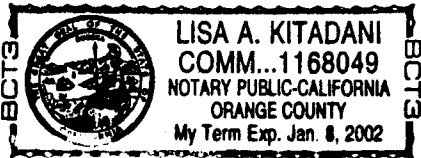
State of California }
County of ORANGE } ss

On Aug 2, 2002 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.

[Handwritten Signature]
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 6 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 NORTHEAST CORNER OF SAID LOT 6;

THENCE S00°03'27"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 11.00 FEET TO A POINT 44.00 FEET SOUTHERLY MEASURED AT A RIGHT ANGLE FROM THE CENTERLINE OF PALMYRITA AVENUE;

THENCE S89°56'09"W AND PARALLEL WITH THE CENTERLINE OF PALMYRITA AVENUE, A DISTANCE OF 298.66 FEET TO A POINT ON THE EAST LINE OF THE GAGE CANAL;

THENCE N02°24'23"W ALONG SAID EAST LINE, A DISTANCE OF 11.01 FEET TO A POINT ON THE SOUTH LINE OF PALMYRITA AVENUE, SAID SOUTH LINE BEING 33.00 FEET SOUTHERLY MEASURED AT A RIGHT ANGLE FROM THE CENTERLINE OF PALMYRITA AVENUE;

THENCE N89°56'09"E ALONG SAID SOUTH LINE, A DISTANCE OF 299.11 FEET TO THE POINT OF BEGINNING.

PREPARED UNDER THE SUPERVISION OF:

[Handwritten signature of Allen W. Martin]
6/16/06

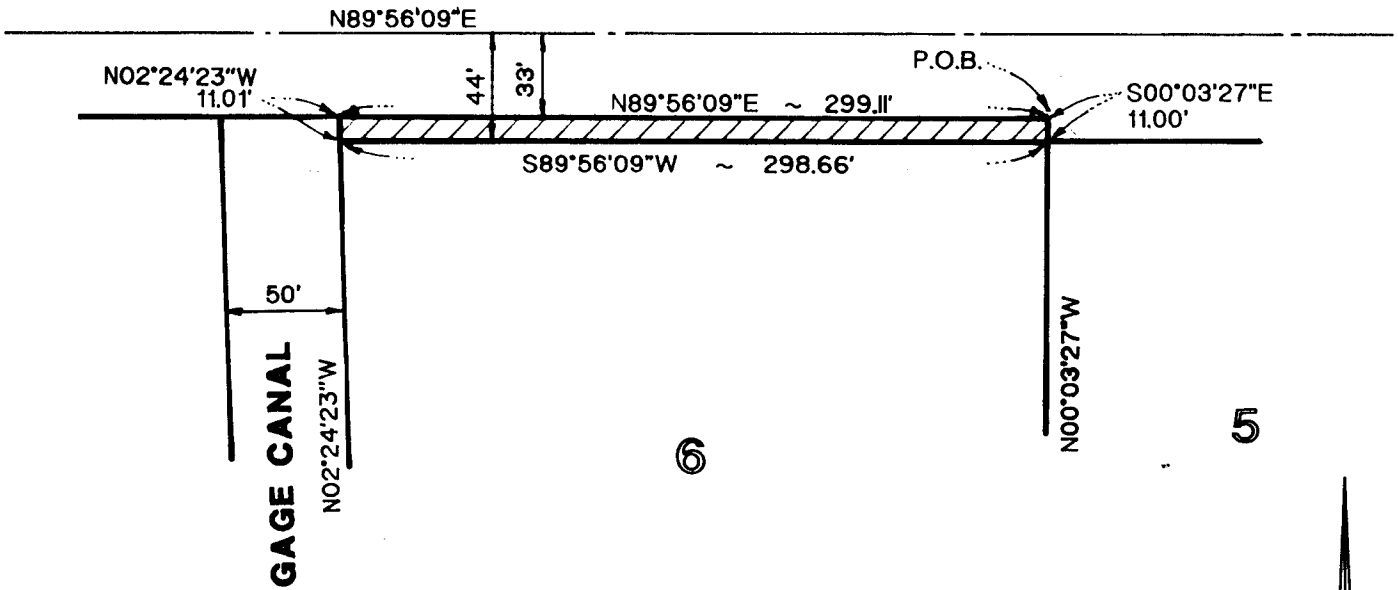
ALLEN W. MARTIN, PLS 5306, EXP. 12-31-03



DESCRIPTION APPROVAL: *[Handwritten signature]*
SURVEYOR, CITY OF RIVERSIDE



PALMYRITA AVE.



Allen W. Martin
PROFESSIONAL LAND SURVEYOR
ALLEN W. MARTIN
NO. 5306
EXP. 12-31-03
STATE OF CALIFORNIA
6/16/00

98145

CITY OF RIVERSIDE, CALIFORNIA

EXHIBIT "B"

SHEET 1 OF 1

SCALE: 1" = 80' DRAWN BY: AR DATE: 6-14-00 SUBJECT: RIGHT-OF-WAY DEDICATION 14611-7