

When recorded mail to:

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

DOC # 2004-0808880

10/13/2004 08:00A Fee:NC

Page 1 of 4

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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Project: B.P. 04-1996
APN: 206-152-003
Address: 1628 Orange Street

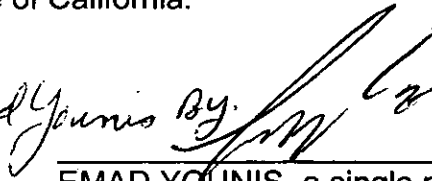
D - 15386



GRANT OF EASEMENT

EMAD YOUNIS, a single man, 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 7/26/04.

Emad Younis By  **LOAY YOUNIS**

EMAD YOUNIS, a single man
By Loay Younis his attorney in fact

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On 7-26-04, before me Shannon Randall
(date) (name)

a Notary Public in and for said State, personally appeared

LOAY Younis
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.

Shannon Randall
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:

2004-8888888
18/13/2004 08:00R
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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 9/15/04

CITY OF RIVERSIDE

APPROVED AND FORWARDED
CITY ATTORNEY'S OFFICE

BY Mel Murray

Administrative Services Manager

[Signature]
CITY ATTORNEY

EXHIBIT A
Project: B.P. 04-1996

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY 8 FEET OF THE NORTHWESTERLY 150 FEET OF THE NORTHEASTERLY 50 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING ON THE EASTERLY LINE OF NORTH ORANGE STREET, AT A POINT SOUTH 29° WEST 292.96 FEET FROM THE INTERSECTION OF SAID EASTERLY LINE OF NORTH ORANGE STREET, WITH THE DIVIDING LINE BETWEEN LOTS 66 AND 75 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION AS SHOWN BY MAP, ON FILE IN BOOK 7 PAGE(S) 3, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

THENCE FROM SAID BEGINNING POINT SOUTH 61° EAST 337.6 FEET TO THE CENTER LINE OF THE FORMER RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE WATER COMPANY;

THENCE SOUTH 34°18' WEST 101.3 FEET; THENCE SOUTH 53°51' WEST, 70 FEET;

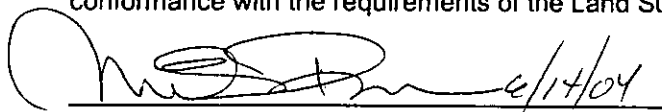
THENCE SOUTH 62°21' WEST, 82 FEET; THENCE SOUTH 74°37' WEST, 160 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF STRONG STREET, DISTANT NORTH 61° WEST 497.4 FEET FROM THE EASTERLY LINE OF SAID LOT 66;

THENCE NORTH 61° WEST, ON THE NORTH LINE OF STRONG STREET, TO THE EASTERLY LINE OF NORTH ORANGE STREET;

THENCE NORTH 29° EAST, ALONG THE EAST LINE OF NORTH ORANGE STREET, 343.87 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

THE SAME BEING A PORTION OF LOT 66 OF THE LANDS OF THE SAID SOUTHERN CALIFORNIA COLONY ASSOCIATION AND A PORTION OF HAGINS NORTH ORANGE STREET SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 5 PAGE(S) 162, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF THE 15 FOOT ALLEY SHOWN ON SAID MAP OF HAGINS NORTH ORANGE STREET SUBDIVISION.

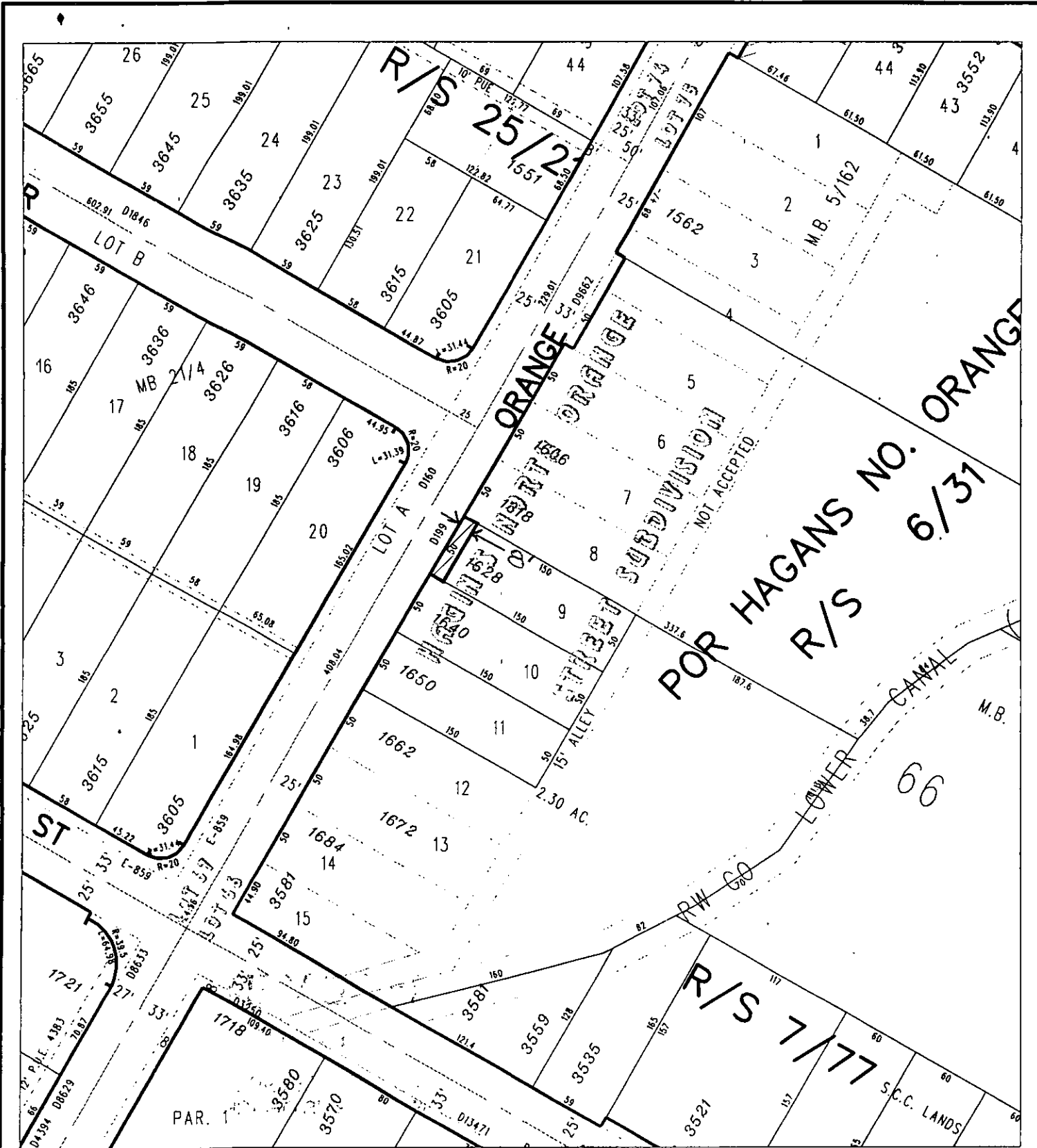
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 6/17/04 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/05



2004-080508
10/13/2004 08:09A
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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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" = 100'

Drawn by: bmark

Date: 06/14/04

Subject: BP 04-1996

15386