

When recorded mail to:

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

DOC # 2005-0544650

07/07/2005 08:00A Fee:NC

Page 1 of 5

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: P04-1607 LLA
APN: 207-160-033
Address: 4145 Strong Street

D - 15508

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GRANT OF EASEMENT

FIDELITY FAMILY HOLDINGS, L.P. a Nevada Limited Partnership, as to an undivided 50% interest, and ANTHONY R. CESARE, Trustee of the Soloman Trust dated March 19, 1998, as to an undivided 50% interest, 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 6/3/05

FIDELITY FAMILY HOLDINGS, L.P.
a Nevada Limited Partnership

~~FIDELITY FAMILY HOLDINGS, L.P.
a NEVADA LIMITED PARTNERSHIP~~

By: [Signature]

By: _____

Print Name: IVANO STAMEGNA

Print Name: _____

Title: Managing Partner

Title: _____

The Solomon Trust dtd 3/19/98

Dated 6-4-05

[Signature]
By: ANTHONY R. CESARE, Trustee

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On June 3, 05, before me Alicia Grandberry, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared

Ivano Stamegna
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.

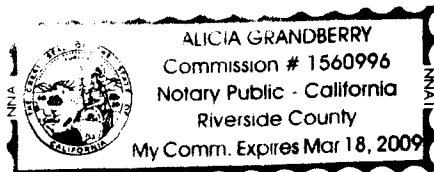
OPTIONAL SECTION

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:



WITNESS my hand and official seal.

[Signature]
Signature

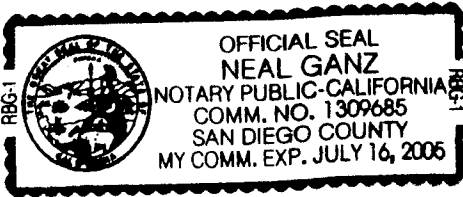


GENERAL ACKNOWLEDGEMENT

State of California }
County of San Diego } ss
On 6/4/05, before me Neal Ganz
(date) (name)

a Notary Public in and for said State, personally appeared
Anthony R. Cesare
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.

Neal Ganz
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 6/15/05

CITY OF RIVERSIDE

BY Neil Melius

Administrative Services Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney
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07/07/2005 08:00A
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CASE No. P04-1607

APN 207-160-033

EXHIBIT "A"

THAT PORTION OF LOT 22 OF THE ALAMO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 5 OF MAPS, RIVERSIDE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 22;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 22, NORTH 60° 57' 00" WEST A DISTANCE OF 245.00 FEET;

THENCE ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 22, SOUTH 29° 03' 00" WEST A DISTANCE OF 627.00 FEET THE MORE OR LESS TO A POINT LYING 33.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF STRONG STREET AS ESTABLISHED PER SAID MAP; SAID POINT BEING THE TRUE POINT OF BEGINNING

THENCE CONTINUING ALONG LAST SAID PARALLEL LINE SOUTH 29° 03' 00" WEST A DISTANCE OF 6.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF STRONG STREET AS ESTABLISHED BY THAT GRANT DEED RECORDED OCTOBER 16, 1981 AS INSTRUMENT No. 195376, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 60° 57' 00" EAST A DISTANCE OF 55.00 FEET;

THENCE LEAVING SAID RIGHT OF WAY ALONG A LINE PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 22 NORTH 29° 03' 00" EAST A DISTANCE OF 6.00 FEET;

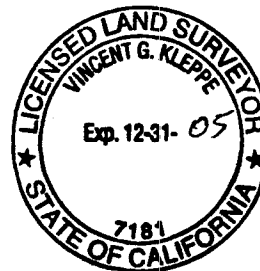
THENCE ALONG A LINE PARALLEL WITH AND LYING NORTHEASTERLY 33.00 FEET MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE, NORTH 60° 57' 00" WEST A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 330.00 SQUARE FEET (0.0076 ACRES) MORE OR LESS.

Vincent Kleppe
VINCENT G. KLEPPE LS 7181
EXP. 12-31-05

6-3-05
DATE

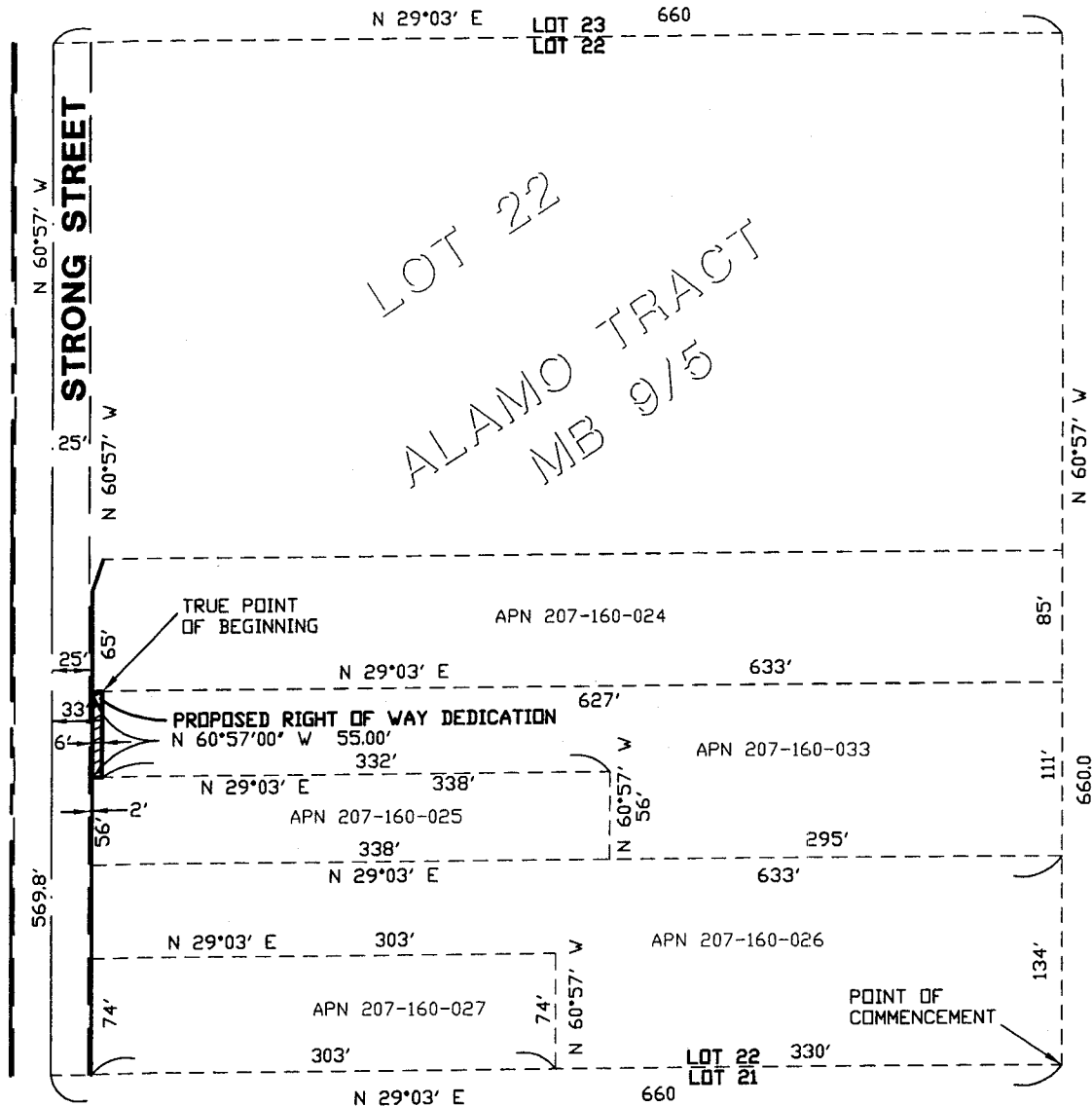
PREPARED FOR AND ON BEHALF OF THE PRIZM GROUP



04-015\\11a\road ded 033.doc

DESCRIPTION APPROVAL:
BY: Mark S. Brown 06-09-05
DATE
FOR: MARK S. BROWN
CITY SURVEYOR

LOT 23



LOT 21

THIS PLAT IS TO AID IN LOCATION OF
 THE PROPERTY ONLY AND IS NOT A
 PART OF THE WRITTEN DESCRIPTION.



SCALE: 1" = 120'

10.0

<p>DRAWN BY: WEH DATE: 8-10-2004 P:\TPG\04\04-015\LLA.DWG JOB No. 04-015</p>	<p>CIVIL ENGINEERS AND LAND SURVEYORS THE PRIZM GROUP • CYRAX 3-D LASER SCANNING • GPS & ROBOTIC SURVEYING • GEOMATIC ENGINEERING • CIVIL ENGINEERING • LAND PLANNING 2578 CORONA AVE. NORCO, CA 92860 PHONE: (909) 737-4408 • FAX: (909) 737-4407 tpg@mindspring.com</p>	<p>STREET DEDICATION EXHIBIT</p>	<p>SHEET No. 1 OF 1</p>
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