

When recorded mail to:

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

DOC # 2005-1010388

12/07/2005 08:00A Fee:NC

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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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FOR RECORDER'S OFFICE USE ONLY

Project: P04-0587
APN: 225-201-032
Address: 4230 Central Avenue

D - 15602



GRANT OF EASEMENT

WILMA G. CASTELLANOS, a married woman as her sole and separate property, 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 11/3/05

Wilma G. Castellanos
WILMA G. CASTELLANOS

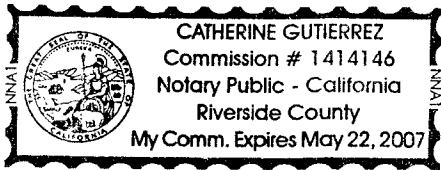


GENERAL ACKNOWLEDGEMENT

State of California
County of RIVERSIDE SS
On NOV 3, 2005, before me CATHERINE GUTIERREZ
(date) (name)

a Notary Public in and for said State, personally appeared
WILMA G. CASTELLANOS
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.
Catherine Gutierrez
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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 12/5/05

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By: Amelia M. Valentin

[Signature]
Deputy City Attorney



SPOUSAL RELEASE Easement

I am the spouse of WILMA G. CASTELLANOS, and I hereby consent and join in granting the easement herein above described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Leonardo Castellanos
(signature)

LEONARDO V CASTELLANOS.
(print name)

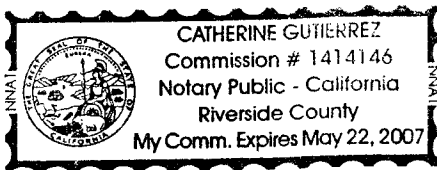
GENERAL ACKNOWLEDGEMENT

State of California
County of RIVERSIDE ss

On NOV 3, 2005, before me CATHERINE GUTIERREZ
(date) (name)

a Notary Public in and for said State, personally appeared
LEONARDO V. CASTELLANOS
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.

Catherine Gutierrez
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:

EXHIBIT A
Project: P05-0587

Those portions of Lot 1 in Block 6 and Park Avenue, both of Tibbet's Tract, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 4, Page 91, in the Office of the County Recorder of said County, more particularly described as follows:

COMMENCING at the the intersection of the westerly line of said Lot 1 with a line that is parallel with, and 44.00 feet southerly, measured at right angles, from the centerline of Central Avenue, as shown on said map;

Thence North 89°16'00" East along said parallel line, a distance of 8.00 feet to a point on a line that is parallel with, and 8.00 feet easterly, measured at right angles, from said westerly line, said point being the **TRUE POINT OF BEGINNING**;

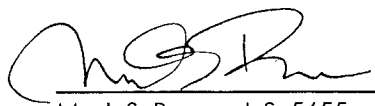
Thence North 00°01'00" East along the last mentioned parallel line and its northerly prolongation, a distance of 5.00 feet to a point on a line that is parallel with, and 39.00 feet southerly, measured at right angles, from said centerline of Central Avenue;

Thence North 89°16'00" East along the last mentioned parallel line, a distance of 39.17 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 20.00 feet;

Thence southeasterly along said curve, through a central angle of 41°24'35", an arc distance of 14.45 feet to a point on said line that is parallel with, and 44.00 feet southerly of the centerline of Central Avenue;

Thence South 89°16'00" West along the last mentioned parallel line, a distance of 52.46 feet to the **TRUE POINT OF BEGINNING**;

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

 Nov 2/05 Date Prep. RP
Mark S. Brown, L.S. 5655
License Expires 9/30/07

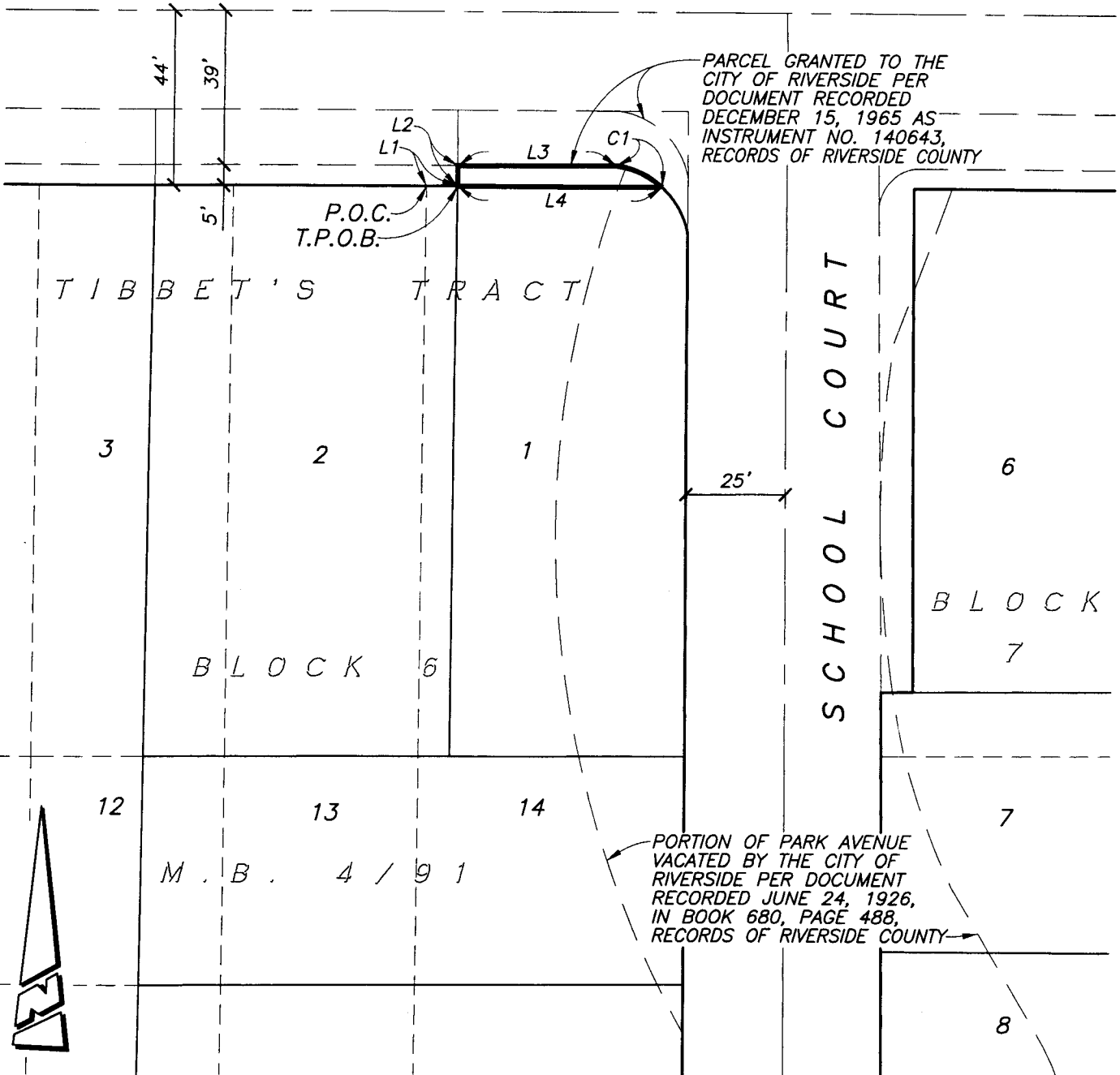


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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	41°24'35"	20.00'	14.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°16'00" E	8.00'
L2	N 00°01'00" E	5.00'
L3	N 89°16'00" E	39.17'
L4	S 89°16'00" W	52.46'

CENTRAL AVENUE



PARCEL GRANTED TO THE CITY OF RIVERSIDE PER DOCUMENT RECORDED DECEMBER 15, 1965 AS INSTRUMENT NO. 140643, RECORDS OF RIVERSIDE COUNTY

PORTION OF PARK AVENUE VACATED BY THE CITY OF RIVERSIDE PER DOCUMENT RECORDED JUNE 24, 1926, IN BOOK 680, PAGE 488, RECORDS OF RIVERSIDE COUNTY

• 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

SCALE: 1"=40' DRAWN BY: RICH DATE: 10/31/05 SUBJECT: 4230 CENTRAL AVENUE R/W DEDICATION (P05-0587)

1560Z