

UNITED TITLE COMPANY

When recorded mail to:

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

DOC # 2006-0648984

08/31/2006 08:00A Fee:NC

Page 1 of 6

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: Center Street Extension

A.P.N. POR. 246-081-001, 002, 019

TRA-009-106

D - 158/55



GRANT OF EASEMENT

FARROKHI BF

MOHAMMED FARROKHI and BECKY J. FARRAKHI; husband and wife as joint tenants,

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 5-12-06

Mohammed Farrokhi  
MOHAMMED FARROKHI

Becky J. Farrokhi  
BECKY J. FARRAKHI  
FARROKHI BF

11/6/05

GENERAL ACKNOWLEDGEMENT

State of California

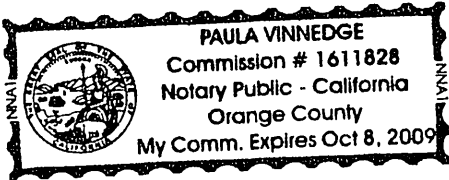
County of Orange } ss

On 5-12-04, before me Paula Vinnedge  
(date) (name)

a Notary Public in and for said State, personally appeared

Mohammed Farrokhi + Becky V Farrokhi  
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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 5/30/06

**CITY OF RIVERSIDE**

By Amelia M. Valeri

CENTER ST GOE FARROKHI.DOC

**APPROVED AS TO FORM**  
[Signature]  
**SUPERVISING DEPUTY CITY ATTORNEY**

EXHIBIT "A"

Center Street Extension  
A.P.N. 246-081-001, 002, 019,  
Grant of Easement for Public Street  
and Highway Purposes

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 142 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, lying northerly of the following described line;

COMMENCING at the intersection of the centerline of Center Street with the centerline of Versailles Place, as shown by Record of Survey on file in Book 83, Page 7 of Maps, records of said Riverside County;

THENCE South  $60^{\circ}15'22''$  East, along said centerline of Center Street, a distance of 85 feet to the northeasterly prolongation of the southeasterly line of that certain parcel of land described in deed to Mohammed Farrokhi, et ux., as Parcel 5, by document recorded November 06, 2003, as Document No. 2003-881595 of Official Records of said Riverside County; said southeasterly line also referred to in said document recorded November 6, 2003, as the westerly line of that certain property conveyed to C.L. Wilson, et ux., by document recorded January 15, 1926, in Book 662, Page 243 of Deeds, records of said Riverside County;

THENCE South  $29^{\circ}44'38''$  West, along the northeasterly prolongation of said southeasterly line, a distance of 30.00 feet to a line that is parallel with and distant 30.00 feet southwesterly, as measured at right angles, from said centerline of Center Street and the POINT OF BEGINNING of this line description;

THENCE North  $60^{\circ}15'22''$  West, along said parallel line, a distance of 147.41 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 1172.00 feet;

THENCE westerly to the left along said curve through a central angle of  $14^{\circ}50'48''$  an arc length of 303.69 feet to a point of reverse curvature with a curve having a radius of 1228 feet;

THENCE westerly to the right along said last mentioned curve through a central angle of  $2^{\circ}49'45''$  an arc length of 60.63 feet to the southeasterly line of that certain parcel of land described in Right-of-Way Quitclaim Deed to the County of Riverside by document recorded November 13, 1935, in Book 259, Page 119, et seq., of Official Records of said Riverside County, and the END of this line description;

EXCEPTING THEREFROM that portion lying easterly of said northeasterly prolongation of the

southeasterly line of that certain parcel of land described in document recorded November 06, 2003;

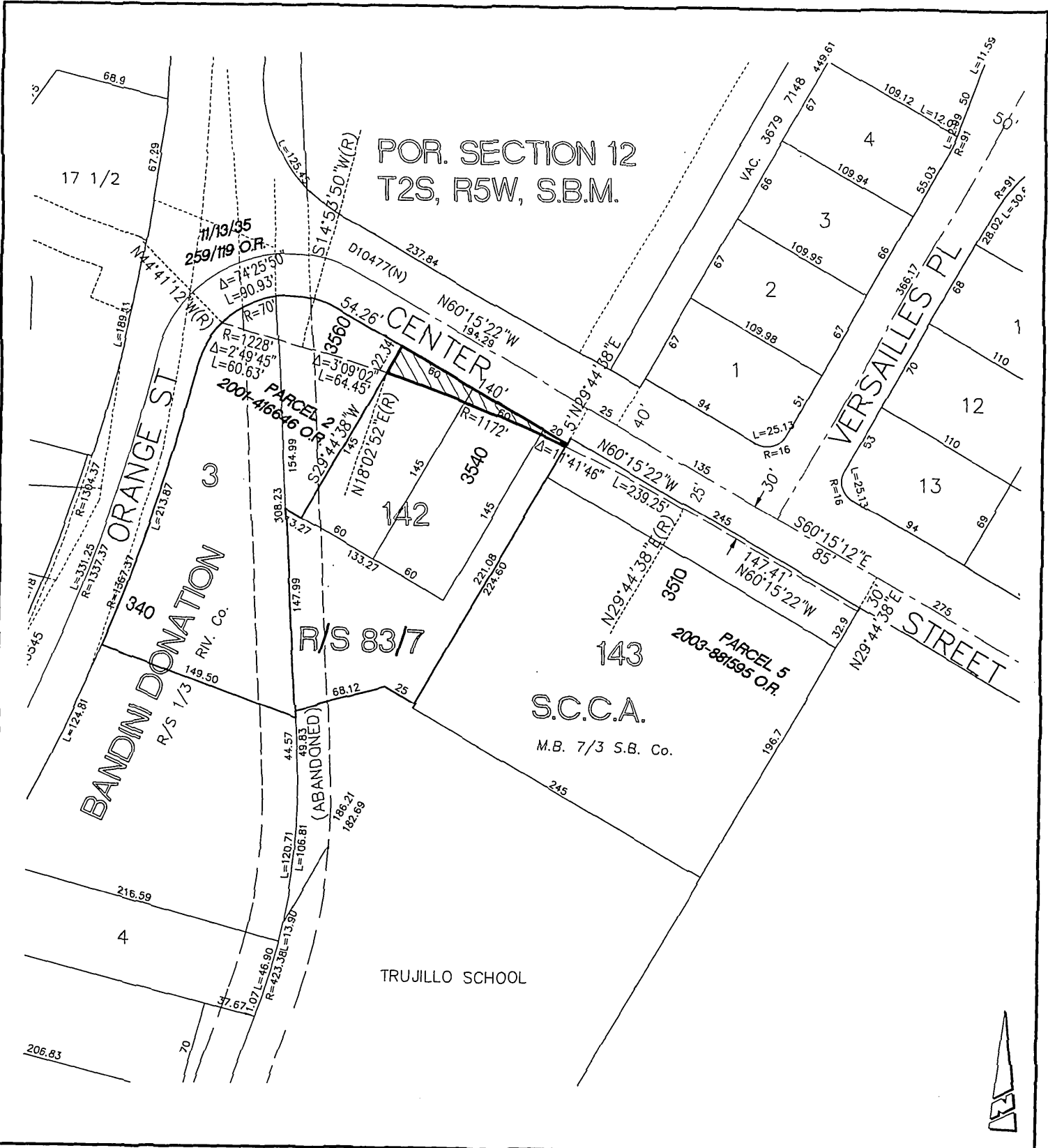
ALSO EXCEPTING THEREFROM that portion lying westerly of the easterly line of that certain parcel of land described in deed to Ramon C. Aguilar, et al., as Parcel 2, by document recorded August 29, 2001, per Document No. 2001-416646 of Official Records of said Riverside County.

Area - 1,507 square feet.

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

Mark S. Brown 3/14/06 Prep. MB  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/07





POR. SECTION 12  
T2S, R5W, S.B.M.

BANDINI DONATION  
R/S 1/3  
Riv. Co.

R/S 83/7  
(ABANDONED)

S.C.C.A.  
M.B. 7/3 S.B. Co.

TRUJILLO SCHOOL

• 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

11-3

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 3/15/06

SUBJECT: CENTER STREET EXTENSION

15855