

When recorded mail to:

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

DOC # 2007-0437698

07/05/2007 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)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			0						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: LLA P05-1422
APN: 233-022-074
Address: 3689 Van Buren Blvd

D -



GRANT OF EASEMENT

21ST CENTURY INVESTMENTS, LLC, a Limited Liability Company, 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 06/21/07

21ST CENTURY INVESTMENTS, LLC,
a Limited Liability Company

By: [Signature]

By: [Signature]

Print Name: IRFAN ALI

Print Name: MUNIR ALI

Title: MANAGER

Title: MANAGER

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California }
County of ORANGE } ss

CAPACITY CLAIMED BY SIGNER

On JUNE 21, 2007, before me DAISY JAUREGUI
(date) (name)

- () Attorney-in-fact
- () Corporate Officer(s)
- Title _____
- Title _____

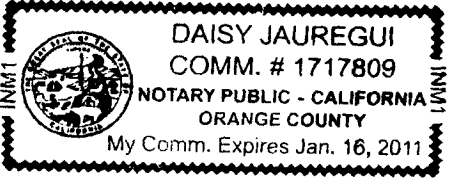
a Notary Public in and for said State, personally appeared

MUNIR ALI
Name(s) of Signer(s)

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(x) whose name(x) 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(x), or the entity upon behalf of which the person(x) acted, executed the instrument.

- () Partner(s)
- () General
- () Limited



WITNESS my hand and official seal.

[Signature]
Signature

The party(ies) executing this document is/are representing:



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

DATED 6/29/07

CITY OF RIVERSIDE

By: Amelia M. Valeri

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY Mark Parsons
Deputy City Attorney



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City of Riverside

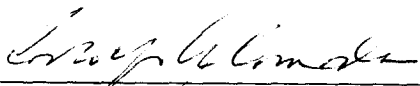
Lot Line Adjustment No. P05-1422

PARCEL A

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHWESTERLY OF A LINE THAT IS PARALLEL WITH , AND 80.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF VAN BUREN BOULEVARD:

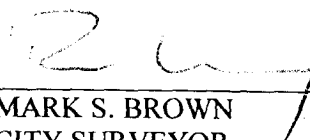
THAT PORTION OF BLOCK 25 OF VILLAGE OF ARLINGTON AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 62 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, BY METES AND BOUNDS; BEGINNING ON THE SOUTHWESTERLY LINE OF LOT 3 IN BLOCK 25 AT A POINT 760 FEET NORTHWESTERLY FROM THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CANAL OF THE RIVERSIDE WATER COMPANY; THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 330 FEET TO THE NORTHEASTERLY LINE OF VAN BUREN STREET; THENCE FOUTHEASTERLY ON THE NORTHEASTERLY LINE OF VAN BUREN STREET, 60 FEET; THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 330 FEET SOUTHWESTERLY LINE OF SAID LOT 3; THENCE NORTHWESTERLY ON SAID SOUTHWESTERLY LINE, 60 FEET TO THE POINT OF BEGINNING.

E & A ENGINEERS, INC.
Prepared Under the Supervision of:


Rodolfo G. Comoda RCE No. 032600

Date: 5/03/07

DESCRIPTION APPROVAL:

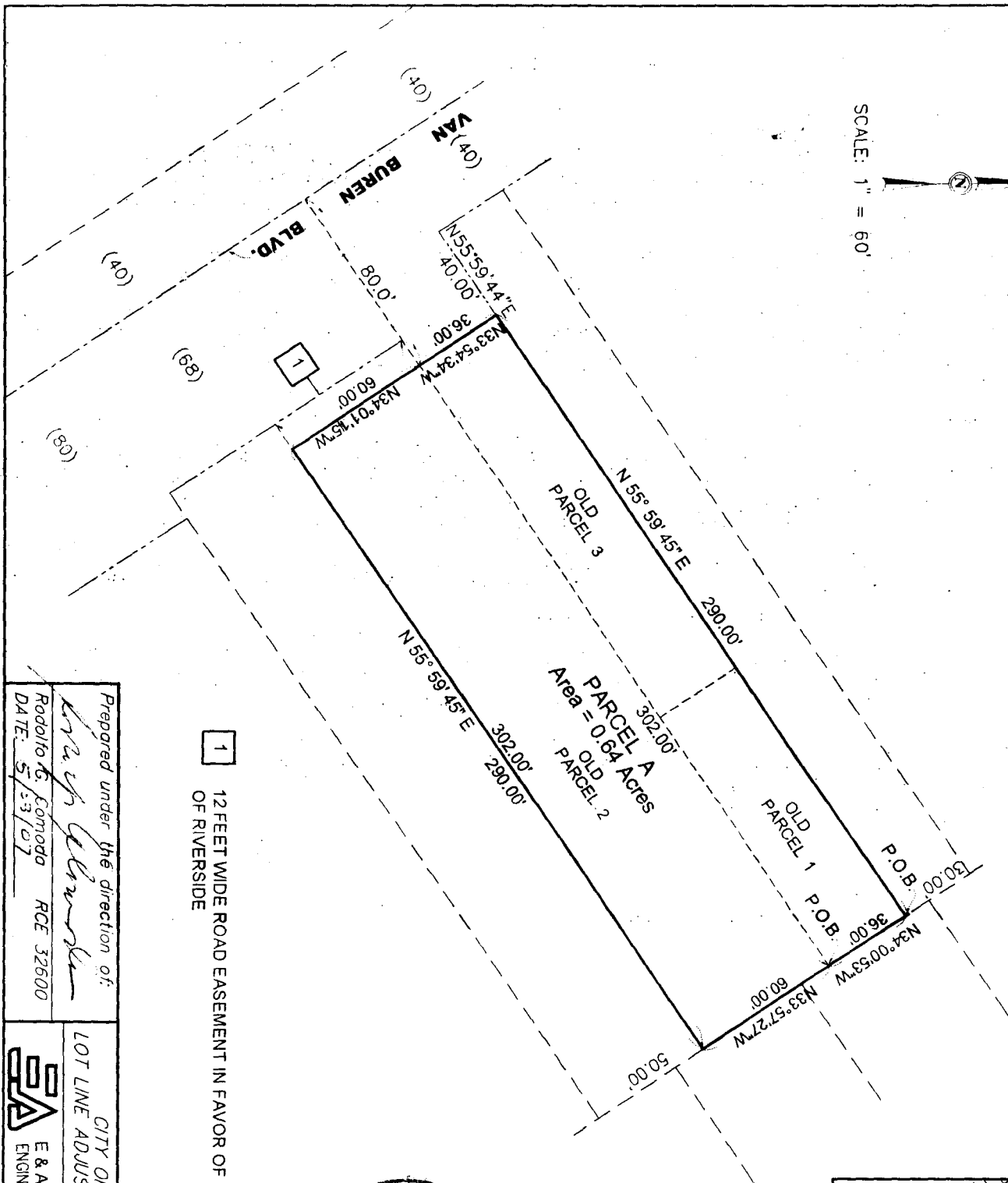

MARK S. BROWN DATE
CITY SURVEYOR



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16018
-4

SCALE: 1" = 60'

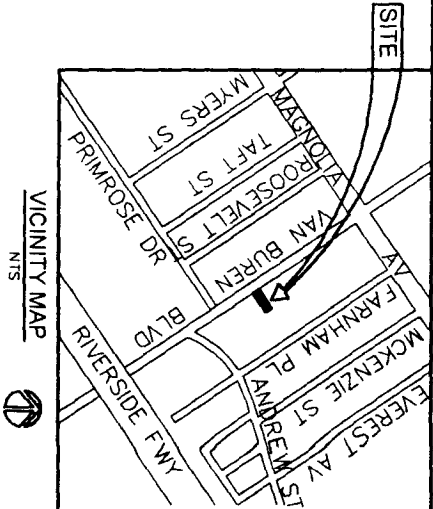
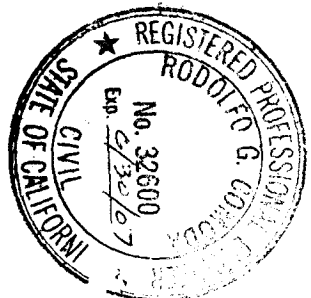


1 12 FEET WIDE ROAD EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE

Prepared under the direction of:
Rodolfo G. Komoda
 Rodolfo G. Komoda RCE 32600
 DATE: 5/3/07

CITY OF RIVERSIDE
 LOT LINE ADJUSTMENT P05-1422
 E & A ENGINEERS, INC.
 ENGINEERING - PLANNING

EXHIBIT "B"
 Sheet 1 of 1
 Scale: 1" = 60'
 February 2007



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