

When recorded mail to:

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

DOC # 2009-0559905

10/29/2009 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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Project: Columbia Avenue Grade Separation
APN(S): 249-050-020 & 021
Address: 1502 Columbia Avenue

D-16408



GRANT OF EASEMENT

COLUMBIA AVENUE PARTNERSHIP, a California general partnership, as Grantor, FOR VALUABLE CONSIDERATION receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE a California charter city and a ,municipal corporation 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 October 12, 2009

Columbia Avenue Partnership,
a California partnership
By: Leonard Shapiro, General Partner

Printed Name: Leonard Shapiro
Title: Manager of Lenshap LLC

[SEE ATTACHED
NOTARY CERTIFICATE]

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

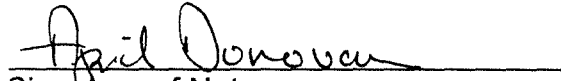
State of California

County of Los Angeles

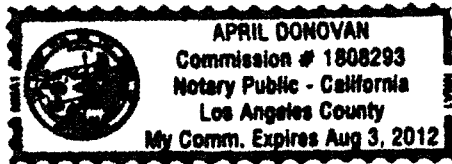
On the 12th day of October, 2009 before me, **April Donovan, Notary Public**, personally appeared Leonard Shapiro, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the 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.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary

My Commission Expires August 3, 2012



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A.P.N. 210-043-002

Fee Simple Interest

That certain real property located in the City of Riverside, County of Riverside, State of California, as conveyed to Arrowhead West Limited, by Grant Deed recorded June 17, 1997, as Instrument No. 212657 of Official Records of Riverside County, California, being described in said Grant Deed as follows:

Lot 10 in Block 2 of Lansdowne Division, as shown by map on file in Book 8, Page 82 of Maps, records of Riverside County, California;

EXCEPTING THEREFROM that portion conveyed to the State of California by deed recorded September 6, 1960, in Book 2761, Page 367 of Official Records of Riverside County, California.

That portion of Lot 9, in Block 2 of Lansdowne Division, per map recorded in Book 8 of Maps, Page 82, in the office of the County Recorder of said county, described as follows:

BEGINNING at a point in the easterly line of said Lot, distant along said easterly line South 0° 48' 09" West, 20.93 feet from the northeasterly corner of said Lot;

THENCE along said easterly line, South 0° 48' 49" West, 113.68 feet to the southeasterly corner of said Lot;

THENCE along the southerly line of said Lot, North 89° 14' 25" West, 15.38 feet;

THENCE parallel with said easterly line, North 0° 48' 09" East, 90.62 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 25 feet, and which intersects said easterly line at the Point of Beginning of this description;

THENCE northeasterly along said curve, an arc distance of 29.40 feet to said POINT OF BEGINNING.

EXCEPT THEREFROM all minerals, oils, gases, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, without, however, the right to drill, dig or mine through the surface thereof.

DESCRIPTION APPROVAL:

By: Mark Brown 2/15/2007
For Mark Brown Date
City Surveyor

Arrowhead West #1

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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 California charter city and 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: 10-26-09

CITY OF RIVERSIDE

By: Amelia M. Valiur
Amelia M. Valiur
Real Property Services Manager

APPROVED AS TO FORM:

[Signature]
Deputy City Attorney



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