

When recorded mail to:

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

DOC # 2012-0530567

11/05/2012 03:34P Fee:NC

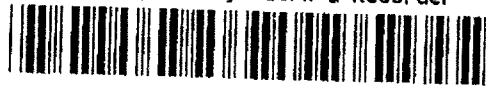
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Recorded in Official Records

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: Van Buren Blvd. @ Audrey Ave.  
POR. A.P.N. 191-040-013

**D - 16837**

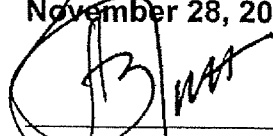
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GRANT OF EASEMENT

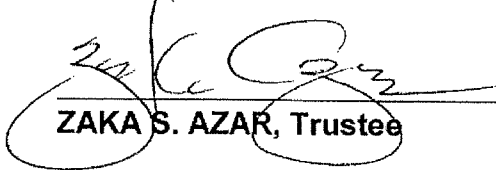
**NASER W. AZAR and ZAKA S. AZAR, Trustees of the AZAR TRUST, dated November 28, 2006, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, 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 10-22-12

NASER W. AZAR and ZAKA S. AZAR,  
Trustees of the AZAR TRUST, dated  
November 28, 2006



NASER W. AZAR, Trustee



ZAKA S. AZAR, Trustee

State of California

County of Riverside } ss

On OCT. 22, 2012, before me, KEITH WOODWARD - NOTARY PUBLIC,  
notary public, personally appeared, ZAKA & NASAR AZAR

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.

Keith Woodward  
Notary Signature



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**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

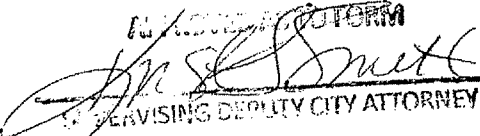
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11-1-12

CITY OF RIVERSIDE

By   
David Welch  
Real Property Services Manager

191-040-013 GOE.DOC

  
SERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

*A.P.N. 191-040-013*

*Grant of Easement for Public Street Purposes*

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

That portion of Lot 10 in Block 2 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California, and being a portion of Parcel 4 of Record of Survey on file in Book 37, Page 38 of Record of Surveys, records of Riverside County, California, described as follows:

**BEGINNING** at the intersection of the centerline of Van Buren Boulevard with the centerline of Audrey Avenue as shown by said Record of Survey;

THENCE North  $0^{\circ}20'40''$  East, along said centerline of Van Buren Boulevard, a distance of 209.13 feet to the southwesterly prolongation of the northwesterly line of that certain parcel of land described in deed to Ignacio Diaz, et ux., by deed recorded November 10, 1947, in Book 875, Page 238 of Official Records of said Riverside County;

THENCE North  $55^{\circ}45'30''$  East, along said southwesterly prolongation and said northwesterly line, a distance of 72.88 feet to a line that is parallel with and distant 60.00 feet easterly, as measured at right angles, from said centerline of Van Buren Boulevard;

THENCE South  $0^{\circ}20'40''$  West, along said parallel line, a distance of 107.00 feet to the beginning of a tangent curve concaving northeasterly and having a radius of 34.50 feet;

THENCE southerly to the left along said curve through a central angle of  $124^{\circ}35'10''$  an arc length of 75.02 feet to a line that is parallel with and distant 30.00 feet northwesterly, as measured at right angles, from said centerline of Audrey Avenue;

THENCE South  $34^{\circ}14'30''$  East, perpendicular to said centerline of Audrey Avenue, a distance of 30.00 feet to said centerline of Audrey Avenue;

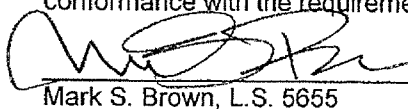
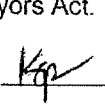
THENCE South  $55^{\circ}45'30''$  West, along said centerline of Audrey Avenue, a distance of 159.26 feet to the **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** those portions of said Lot 10 granted to the City of Riverside by documents recorded March 28, 1929, in Book 722, Page 195, et seq., January 16, 1958,

in Book 2207, Page 470, et seq., and May 26, 1961, as Instrument No. 45291, all of Official Records of said Riverside County.

Area - 1101 square feet.

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

 10/11/2012 Prep.   
Mark S. Brown, L.S. 5655 Date



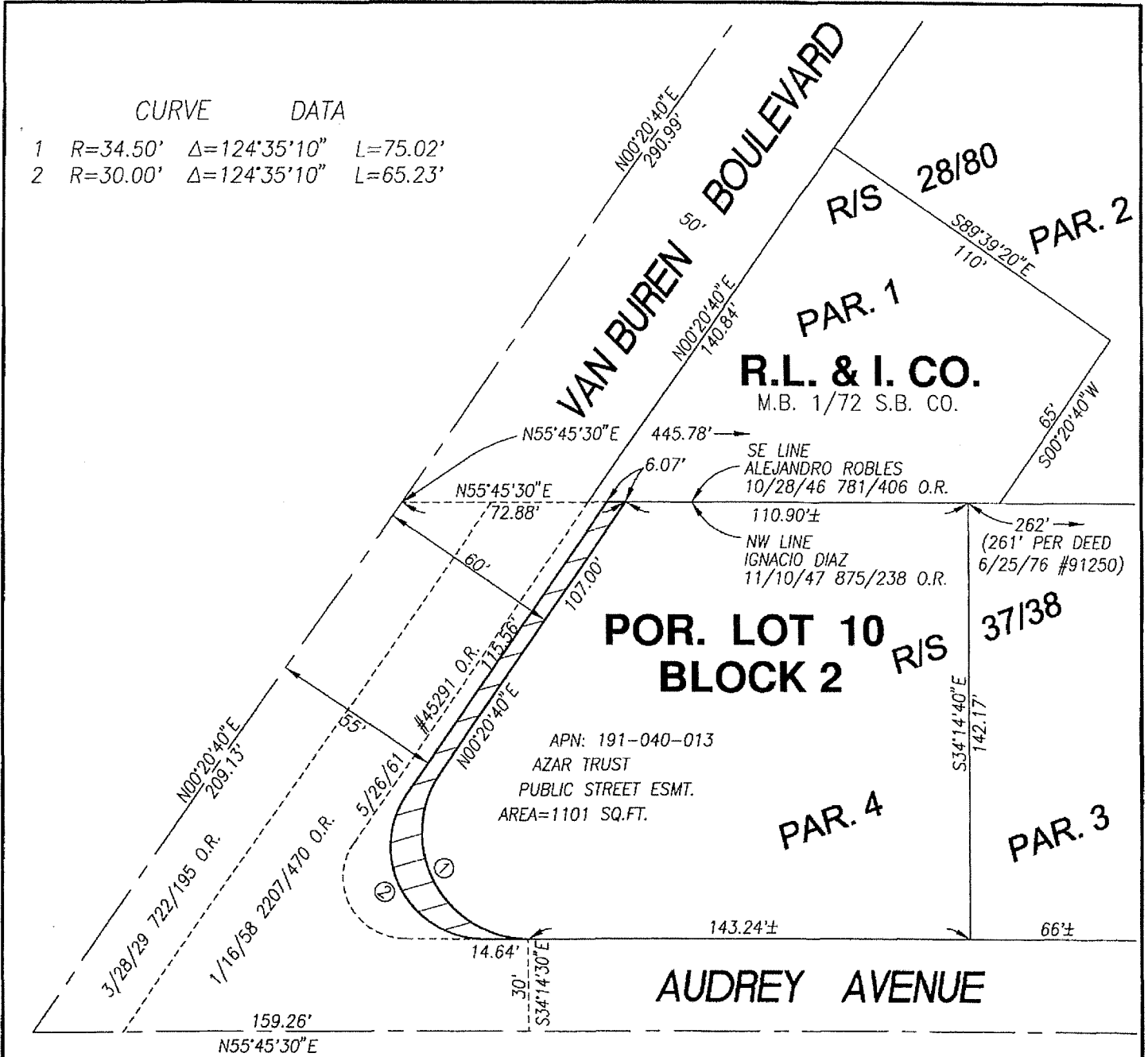
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**CURVE DATA**

- 1 R=34.50' Δ=124°35'10" L=75.02'
- 2 R=30.00' Δ=124°35'10" L=65.23'



REF: R/S 27/76 & R/S 37/38  
 6/25/76 #91250 O.R. - EXCEPT E 261'  
 1/27/72 #11145 O.R. - PAR. 3 R/S 37/38 (66')  
 4/24/74 #47949 O.R. - W 65' E 196'  
 12/16/71 #143267 O.R. - W 66' E 131'  
 6/25/68 #59412 O.R. - E 65'

**• 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: N.T.S.

DRAWN BY: Kgs DATE: 10/10/12

VAN BUREN BLVD. IMPROVEMENTS

16837