

When recorded mail to:

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

**2019-0052828**

02/15/2019 10:24 AM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records  
County of Riverside  
Peter Aldana  
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)

110

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0899 Lot Merger  
APN's: Por. 209-092-005, -006, -016, and -028  
Address: 2209 Orange Street

**D- 17515**

**GRANT OF EASEMENT**

**A.H.D., Limited Partnership and A.H.D., Limited Partnership who acquired title as AHD, LP, a California Limited Partnership, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) 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 the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, 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.**

E.H.

**A.H.O.**  
**A.D.H., Limited Partnership**

By Ed Haddad  
Print Name  
Partner  
Title

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California  
County of SAN BERNARDINO } ss

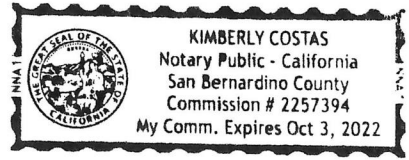
On FEB. 6, 2019, before me, KIMBERLY COSTAS,  
notary public, personally appeared, ED HADDAD

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.

  
Notary Signature

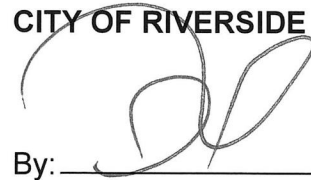


**CERTIFICATE OF ACCEPTANCE  
(Government Code Section §27281)**

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 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.


Dated: February 14, 2019

**CITY OF RIVERSIDE**



By: \_\_\_\_\_  
David Welch  
Real Property Services Manager

**Approved as to Form:**

By:  \_\_\_\_\_  
Anthony L. Beaumon  
Deputy City Attorney

# EXHIBIT "A"

## GRANT OF EASEMENT FOR STREET PURPOSES

### Legal Description:

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WESTERLY 3 FEET OF THE EASTERLY 8 FEET OF THOSE PORTIONS OF LOTS 4 THROUGH 6 OF OAKLEY'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 160 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; **TOGETHER WITH** THE WESTERLY 3 FEET OF THE EASTERLY 8 FEET OF THOSE PORTIONS OF LOTS 25 THROUGH 27 OF E.N. SMITH'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 179 OF MAPS IN SAID RECORDER'S OFFICE;

**EXCEPTING THEREFROM** THAT PORTION LYING NORTHERLY OF THE NORTH LINE OF DIRECTORS DEED, RECORDED JULY 30, 2014, AS DOCUMENT NO. 2014-0285821, OFFICIAL RECORDS OF SAID COUNTY;

**ALSO EXCEPTING THEREFROM** THOSE PORTIONS OF SAID LOTS 4 AND 5 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 6, 5 FEET NORTHWESTERLY OF THE MOST EASTERLY CORNER;

**THENCE** NORTH 29°44'14" EAST 65.36 FEET ALONG A LINE 30.00 FEET NORTHWESTERLY AND PARALLEL WITH THE CENTERLINE OF ORANGE STREET TO THE NORTHERLY LINE OF SAID DIRECTOR'S DEED;

**THENCE** NORTH 63°21'09" WEST 12.79 FEET ALONG SAID DIRECTOR'S DEED;

**THENCE** SOUTH 18°33'56" WEST 50.43 FEET TO THE **POINT OF BEGINNING**.

DEDICATION AREA = 624 SF

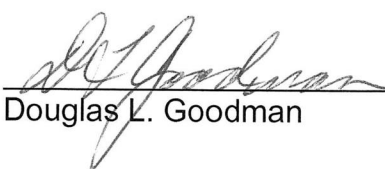
SEE EXHIBIT FOR A PLAT DEPICTING THE ABOVE DESCRIBED PROPERTY.

AFFECTS: A.P.N. 209-092-005, 209-092-006, 209-092-016 AND 209-092-028

Prepared By:

**GOODMAN & ASSOCIATES**



  
Douglas L. Goodman

RCE 28500

1/17/2019

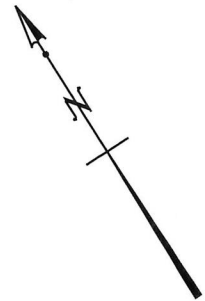
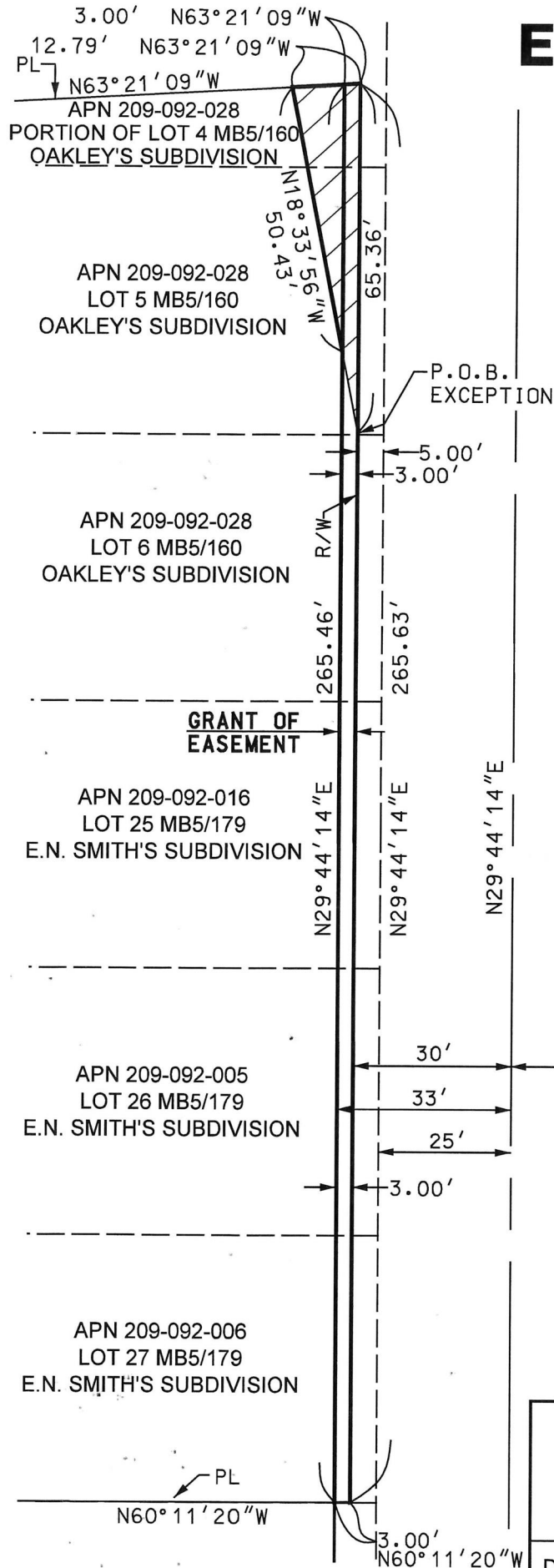
Date

DESCRIPTION APPROVAL:

BY: 

2/6/19  
DATE

# EXHIBIT



1"=30'

## ORANGE ST

R/W



*D. L. Goodman*

CITY OF RIVERSIDE  
GRANT OF EASEMENT  
A.P.N. 209-092-028, 209-092-016  
209-092-005 AND 209-092-006

DATE: JANUARY 2019

SCALE: 1"=30'