

When recorded mail to:

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

2016-0024332

01/22/2016 10:44 AM Fee: \$ 0.00

Page 1 of 7

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)

38					R	A	Exam:	110		
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SIZE	NCOR	SMR	NCHG							NCAACC

FOR RECORDER'S OFFICE USE ONLY

Project: P15-0045
Por. APN's: 263-250-016, -017
Address: 2181 Mt. Baldy Drive

D - 17263

GRANT OF EASEMENT

Darrell A. Butler, Trustee of the DAB Trust, dated December 8, 2011 and Khosro Khaloghli, a married man as his sole and separate property, 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.

Date: 12/10/15

Darrell A. Butler, Trustee of the DAB Trust, dated December 8, 2011



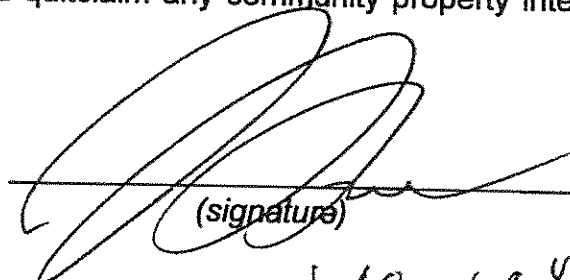
Darrell A. Butler - Trustee

Date: 12/10/15



Khosro Khaloghi

I am the spouse of Khosro Khaloghi, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a California charter city and municipal corporation, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.



(signature)
HARUKA MONYI

(print name)

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 Orange } ss

On Dec. 10, 2017, before me, Rowena G. Padua,

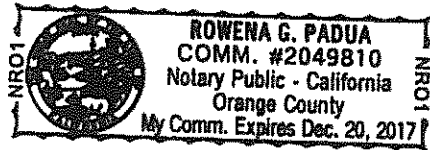
notary public, personally appeared, Darrell A. Butler

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.

Rowena G. Padua
Notary Signature



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 Orange } ss

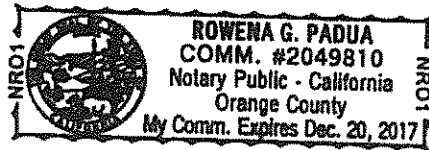
On Dec. 10, 2015, before me, Rowena G. Padua,

notary public, personally appeared, Khosro Khaloghi

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]
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 Jan, 21, 2016

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

CITY OF RIVERSIDE

By: [Signature]
David Welch
Real Property Services Manager

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 Orange } ss

On December 22, 2015, before me, Rowena G Padua,
notary public, personally appeared, Haruka Minami

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.

Rowena G Padua
Notary Signature

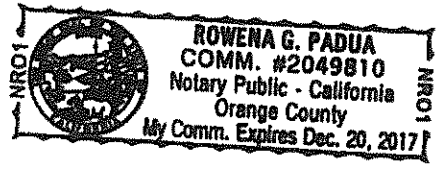


EXHIBIT "A"
LEGAL DESCRIPTION

LL-P15-0045
Por. A.P.N's. 263-250-016 & -017

PARCEL A

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

Those portions of Parcels 3 and 4 of Parcel Map No. 24754, as shown by map on file in Book 173, Pages 97 and 98 of Parcel Maps, Records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Mt. Baldy Drive and San Gorgonio Drive as shown on said Parcel Map No. 24754;

THENCE North 89°09'10" East, along the centerline of said Mt. Baldy Drive, a distance of 396.07 feet;

THENCE South 00°50'50" East, a distance of 30.00 feet to a point on the southerly line of said Mt. Baldy Drive, said point being the beginning of a curve tangent to said southerly line, concave southwesterly, having a radius of 102.00 feet and to the **POINT OF BEGINNING**;



THENCE southeasterly along said curve to the right, through a central angle of 20°00'00", an arc length of 35.60 feet;

THENCE South 70°50'50" East, a distance of 59.15 feet to the beginning of a tangent curve, concave northerly, having a radius of 60.00 feet:

THENCE southeasterly, easterly and northeasterly along said curve to the left, through a central angle of 80°00'00", an arc length of 83.78 feet to a point on the southerly line of said Mt. Baldy Drive;

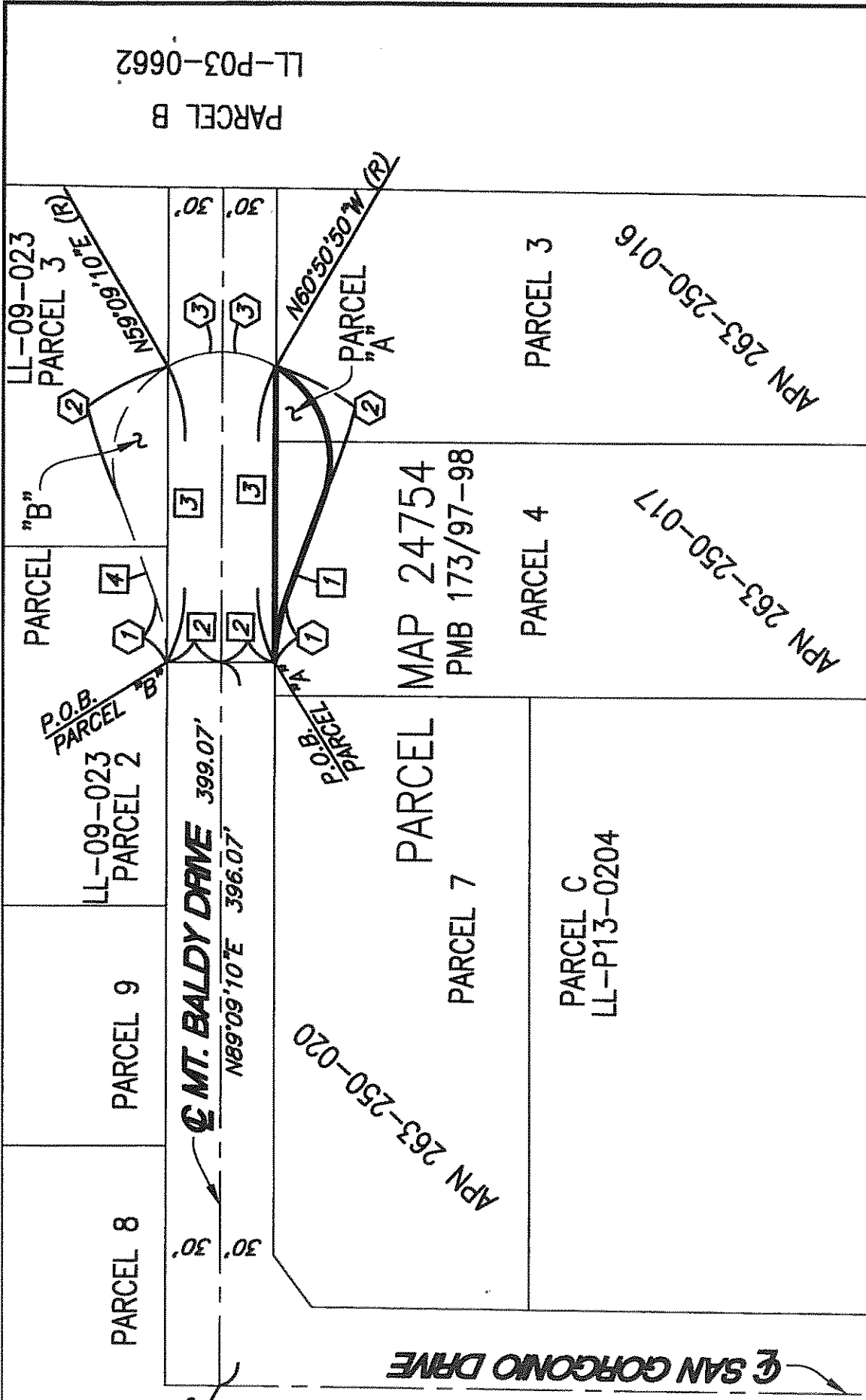
THENCE South 89°09'10" West, along said southerly line of said Mt. Baldy Drive, a distance of 162.95 feet to the **POINT OF BEGINNING**.

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

 11/4/16 Prep. 
Curtis C. Stephens, L.S. 7519 Date



D-17263



NOTE: 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.

CURVE DATA

- ① Δ = 20°00'00" R = 102.00' L = 35.60'
- ② Δ = 80°00'00" R = 60.00' L = 83.78'
- ③ Δ = 30°00'00" R = 60.00' L = 31.42'

LINE DATA

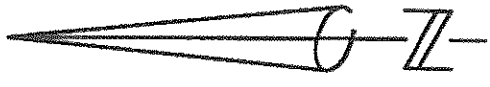
- ① S70°50'50"E 59.15'
- ② N00°50'50"W 30.00'
- ③ N89°09'10"E 162.95'
- ④ N69°09'10"E 59.15'

MT. BALDY DR. R/W DEDICATION



SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 683-3691 FAX (951) 788-2314

D-17263



1"=80'