

When recorded mail to:

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

**FREE RECORDING**

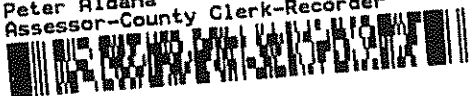
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

**2016-0574851**

12/23/2016 11:30 AM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



ES					R	A	Exam: 218		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
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SIZE	NCOR	SMF	NCHG	T:	Notell				

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0185  
Por. APN: 230-054-009  
Address: 3628 Madison Street

**D - 17362**

**GRANT OF EASEMENT**

**M.A.H. & L. Standard Business Storage Solutions Company, LLC, a California limited liability company**, 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.

Dated Dec 02 2016

**M.A.H. & L. Standard Business Storage Solutions Company, LLC, a California limited liability company**

By: *William B. Allen*

Print Name: William B Allen

Title: owner

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

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 Riverside } ss

On December 2 2016, before me, Maria A. Herrera,

notary public, personally appeared, William B. Allen

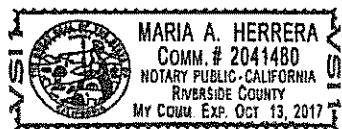
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on 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.

*Maria A Herrera*

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 December 22, 2016

**CITY OF RIVERSIDE**

By:   
David Welch  
Real Property Services Manager

**APPROVED AS TO FORM:**

BY:   
**CHIEF ASSISTANT CITY ATTORNEY**

EXHIBIT "A"

THAT PORTION OF THE SOUTHEASTERLY HALF OF LOT 8 IN BLOCK 21 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 72 OF MAPS; WHICH WAS PREVIOUSLY ERRONEOUSLY SHOWN AS BOOK 1, PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEASTERLY CORNER OF PARCEL 4 OF PARCEL MAP NO. 15134 AS SHOWN BY MAP ON FILE IN BOOK 94, PAGES 13 AND 14 OF PARCEL MAPS, IN THE CITY OF RIVERSIDE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER BEING ON A LINE WHICH IS PARALLEL WITH AND DISTANT 44.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLE FROM THE CENTERLINE OF MADISON STREET AS SHOWN ON SAID PARCEL MAP NO. 15134;

THENCE NORTH 33°59'40" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 74.94 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO FRED RABBIDEAU, ET UX., BY DEED RECORDED MAY 3, 1946, IN BOOK 745, PAGE 249, ET SEQ, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 55°54'39" EAST A DISTANCE OF 4.00 FEET TO A LINE PARALLEL WITH AND 40.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID MADISON STREET;

THENCE SOUTH 33°59'40" EAST ALONG PREVIOUSLY SAID PARALLEL LINE, A DISTANCE OF 74.94 FEET TO THE MOST NORTHERLY CORNER OF LOT "B" AS SHOWN ON SAID PARCEL MAP NO. 15134;

THENCE SOUTH 55°56'08" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT "B" A DISTANCE OF 4.00 FEET, MORE OR LESS TO **THE POINT OF BEGINNING.**

PARCEL CONTAINS 300 SQUARE FEET, MORE OR LESS.



3 Nov. 2016

DESCRIPTION APPROVAL:

BY: [Signature] 11/8/16  
DATE

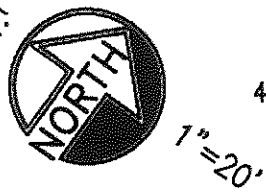
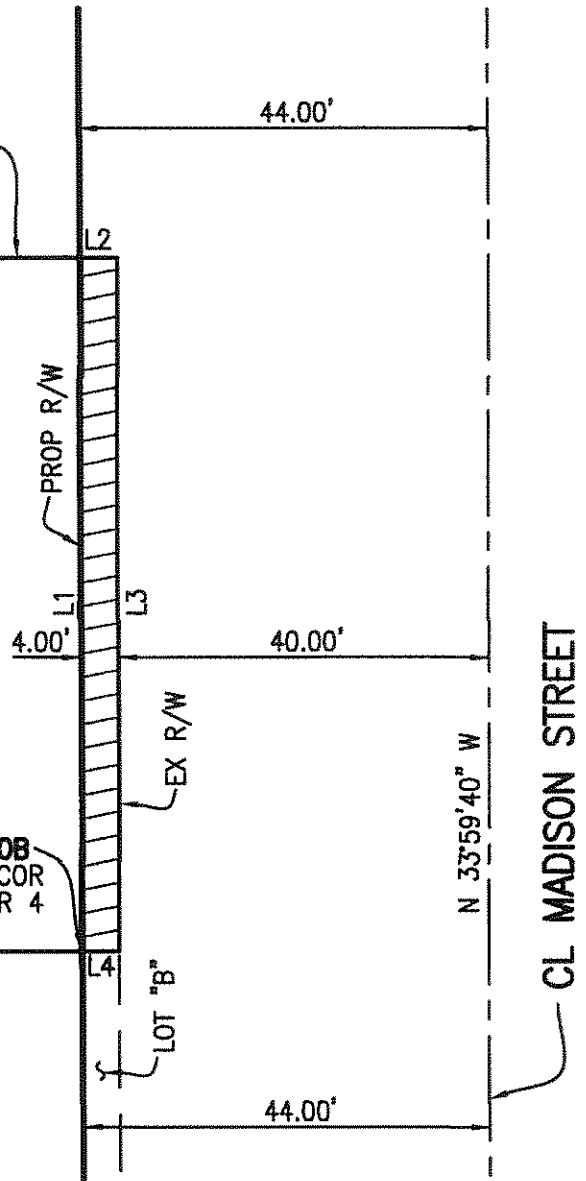
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

POR LOT 8  
BLOCK 21  
M.B. 1/70 &  
1/72 S.B.

NW'LY LINE  
FRED RABBIDEAU,  
ET UX. 5-3-1946  
745/249 ET.SEQ.

POR LOT 8  
BLOCK 21  
M.B. 1/70 & 1/72 S.B.

PARCEL 4  
PM NO 15134  
PM 94/13-14



**CITY OF RIVERSIDE, CALIFORNIA**  
**3628 MADISON STREET**  
**GRANT OF EASEMENT**  
**RIGHT OF WAY DEDICATION**

**GABEL, COOK & ASSOCIATES INC.**  
 CIVIL ENGINEERS LAND SURVEYORS  
 LAND PLANNERS  
 7177 Brockton Ave., #339  
 Telephone (951) 788-8092 Facsimile (951) 788-0892

LINE TABLE		
LINE	BEARING	LENGTH
L1	N33°59'40"W	74.94
L2	N55°54'39"E	4.00
L3	S33°59'40"E	74.94
L4	S55°56'09"W	4.00

D-17362