

**Recording Requested By:**  
City of Beaumont

**When Recorded Mail To:**  
City of Beaumont Engineering Dept.  
550 E. Sixth Street  
Beaumont, CA 92223

### GRANT OF EASEMENT

RECORDED OWNER(S)  
Lizmarto, LP

AFFECTED ASSESSOR PARCEL NUMBER(S)  
418-201-22

Lizmarto, LP, a California Limited Partnership  
Property Owner(s)

hereby make an irrevocable offer of dedication to the City of Beaumont for drainage maintenance purposes within the real property situated in the City of Beaumont, County of Riverside, State of California. Herein described as attached Exhibit "A" (legal description) and shown on Exhibit "B" (plat map) attached hereto and made a part thereof.

**SIGNATURE OF RECORD OWNER(S) (MUST BE NOTARIZED)**

**DEPARTMENT USE ONLY**

Name Marwan Alabbasi  
Title/Company President of Lizmarto Inc., General Partner of Lizmarto LP  
Signature [Signature]  
Date 8/24/18

**This Grant of Easement is approved**

By: Robert C. Ollerton  
Title: CITY SURVEYOR  
Date: 8-21-2018

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 } SS.  
COUNTY OF }  
ON \_\_\_\_\_ before me,

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 Public

See additional sheets for additional notaries needed  
MAIL TAX STATEMENTS TO:

### SURVEY DEPARTMENT APPROVAL



# CALIFORNIA CERTIFICATE OF 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 )

On August 24, 2018 before me, Kim A. DeRosia, Notary Public,  
(here insert name and title of the officer)

personally appeared Marwan Alabbasi

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 



(Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-Fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- Additional Signer(s)  Signer(s) Thumbprint(s)

**EXHIBIT "A" – LEGAL DESCRIPTION  
DRAINAGE EASEMENT**

ALL THAT PORTION OF LAND LYING WITHIN LUIS ESTRADA ROAD, FORMERLY FOURTH STREET AS SHOWN ON THE STATE OF CALIFORNIA RIGHT OF WAY MAP, RECORDED AS COUNTY SURVEYOR MAP NO. 204-91, RECORDS OF RIVERSIDE COUNTY, DATED SEPTEMBER 4, 1962, AND PORTION OF EUCLID AVENUE (NOW VACATED) AS SHOWN ON AMENDED MAP OF THE TOWN OF BEAUMONT, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGES 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING A 10.00 FOOT WIDE STRIP OF LAND THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF SAID EUCLID AVENUE WITH A LINE MEASURING 33.00 FEET SOUTH AT RIGHT ANGLES FROM THE CENTERLINE OF SAID LUIS ESTRADA ROAD, **THENCE** NORTH 89° 36' 40" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.55 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 45.00 FEET, AND A RADIAL LINE TO SAID POINT BEARS NORTH 41°08'54" EAST;

**THENCE** SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49° 07' 24", AN ARC LENGTH OF 38.58 FEET TO A POINT WHICH LIES 15.00 FEET WEST AND MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF EUCLID AVENUE;

**THENCE** SOUTH 00° 16' 18" WEST AND PARALLEL TO SAID CENTERLINE, A DISTANCE OF 130.53 FEET TO AN **ENDING POINT** ON THE NORTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, 200.00 FEET WIDE, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1809.91 FEET AND A RADIAL LINE TO SAID POINT BEARS SOUTH 18° 31' 43" WEST.

THE SIDELINES SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT THE SOUTH RIGHT-OF-WAY LINE OF SAID LUIS ESTRADA ROAD AND AT THE NORTHERLY LINE OF SAID SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY.

ALSO SHOWN ON EXHIBIT "B" ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

AREA OF EASEMENT: 1,693 S.F.

Steven H. Ritchey      6/19/18  
STEVEN H. RITCHEY      DATE

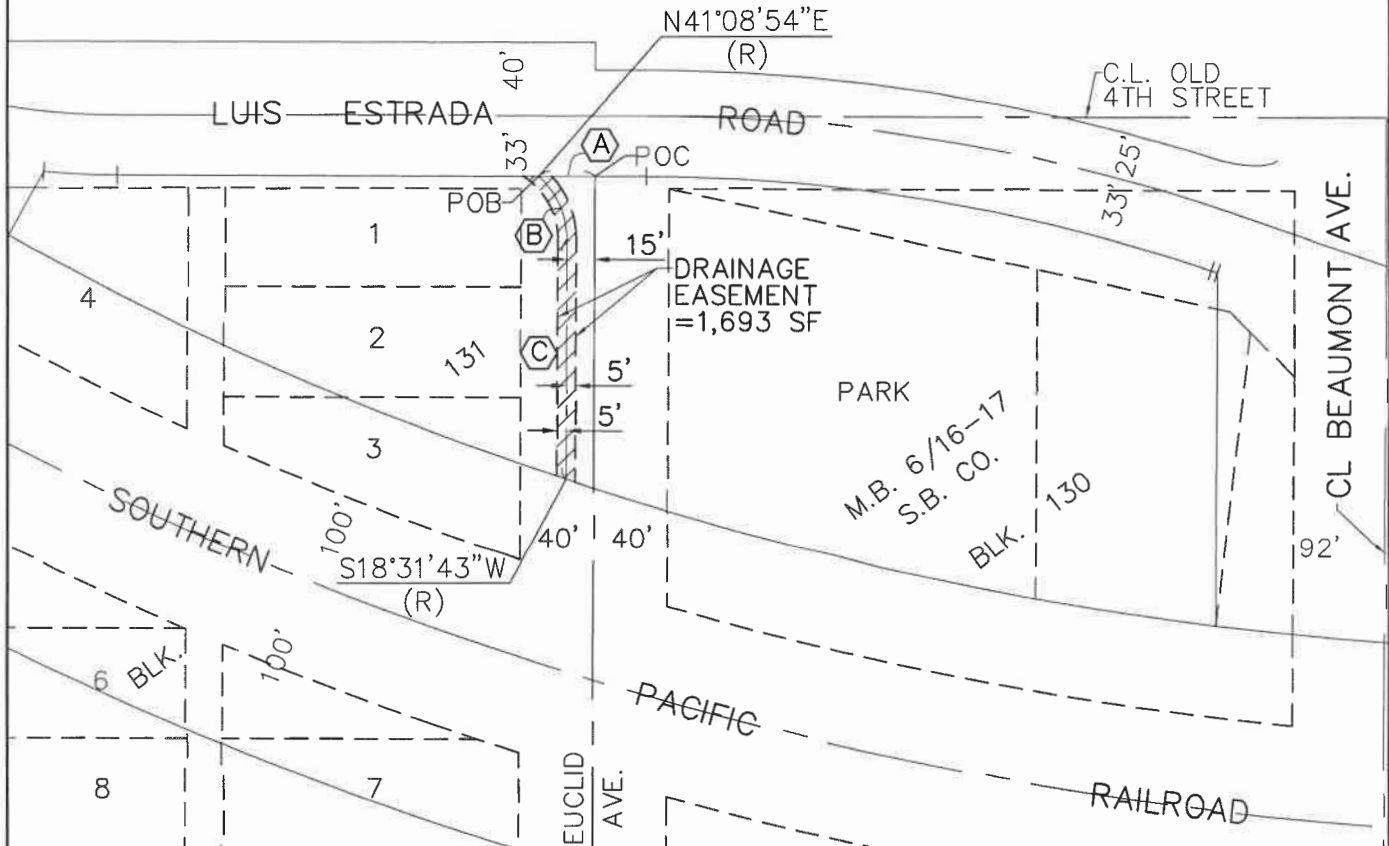


# EXHIBIT "B" - PLAT MAP

## DRAINAGE EASEMENT SECTION 10, TOWNSHIP 3S, RANGE 1W



SCALE 1"=100'



**LEGEND:**  
DRAINAGE  
EASEMENT TO  
THE CITY OF  
BEAUMONT.



*Steven H. Ritchey*  
STEVEN H. RITCHEY DATE 6/19/18

SHEET 1 OF 1

LINE & CURVE DATA				
△	DELTA/BEARING	RADIUS	LENGTH	TANGENT
A	N89°46'40"W	---	30.55'	---
B	49°07'24"	45.00'	38.58'	20.57'
C	S00°16'18"W	---	130.53'	---

**LEC**  
LAND  
ENGINEERING  
CONSULTANTS, INC.  
P.O. BOX 541, 650 AVENUE K, CALIMESA, CALIFORNIA 92320  
PH: (909) 795-8882