

446661

WHEN RECORDED MAIL TO:
CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: Zoning Case RZ-003-934
3796 San Rafael Way
Riverside, California

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

NOV - 9 1993

Recorded in Official Records
of Riverside County, California

Walter B. Joyce
Recorder
Fees \$ 17

GRANT OF
ACCESS EASEMENT

THIS GRANT OF ACCESS EASEMENT is made and entered into this 5th day of November, 1993, by MARLIN SHELBY WORLEY and KITTY LOU WORLEY, husband and wife as joint tenants ("Grantors") with reference to the following facts:

A. Grantors are the fee owners of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

Lot 21 of HEERS SUBDIVISION NO. 7, as shown by map on file in Book 27, Pages 94 and 95 of Maps, records of Riverside County, California.

B. The Property is located at 3796 San Rafael Way, Riverside, California, and is currently developed with a single-family residence and detached garage. The Property is situated at the southeast corner of San Rafael Way and Magnolia Avenue in the Residential-1 (R-1-65) Zone.

C. Grantors have filed a request with the City of Riverside in Zoning Case RZ-003-934 to rezone the Property to the Restricted Office (RO) Zone in order to facilitate the conversion of the existing residence into a medical office.

D. The Property is situated along a section of Magnolia Avenue in transition from single family dwellings to office development. A single family residence at 7404 Magnolia Avenue is immediately adjacent to the Property. The single family residence at 7404 Magnolia Avenue currently has a driveway opening onto Magnolia Avenue.

E. As one of the conditions for the approval of the rezoning of the Property to the Restricted Office Zone, the City of Riverside is requiring Grantors to submit documentation for Planning Department and Legal Department approval to assure

DESCRIPTION APPROVAL 11/5/93
Walter B. Joyce by _____
SURVEYOR, CITY OF RIVERSIDE
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adequate access for ingress and egress across the Property to the adjoining parcel located at 7404 Magnolia Avenue to San Rafael Way at such time as said adjoining parcel is rezoned for office use and waives vehicular access to Magnolia Avenue.

NOW, THEREFORE, for the purposes of complying with a condition imposed by the City of Riverside for the rezoning of the Property to the Restricted Office Zone in Zoning Case RZ-003-934, GRANTORS hereby grant to THE BEI GROUP, a California limited partnership ("Grantee"), a nonexclusive permanent easement for vehicular ingress and egress over, along and across the 23-foot driveway located on the north-westerly half of the Property and shown on the site plan marked as Exhibit A, attached hereto and incorporated herein by this reference, and more particularly described in Exhibit B attached hereto and incorporated herein by this reference, for the use and benefit of and as an easement appurtenant to Grantee's property located at 7404 Magnolia Avenue, Riverside, California, and more particularly described as follows:

Lot 20 of HEERS SUBDIVISION NO. 7 as shown by map on file in Book 27, Pages 94 and 95 of Maps, records of Riverside County, California.

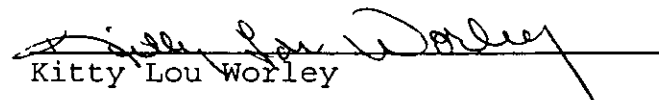
PROVIDED, HOWEVER, Grantee shall have no right to use said easement until such time as the driveway opening to Magnolia Avenue on Grantee's parcel is closed to vehicular traffic and a waiver of vehicular access to Magnolia Avenue is recorded.

This Grant of Access Easement is made and entered into for the purpose of complying with a condition of approval of City of Riverside Zoning Case RZ-003-934 and shall not be extinguished or altered in any way without the prior written and recorded consent of the City Council of the City of Riverside.

This Grant of Access Easement shall run with the land and shall be binding upon Grantors, their heirs, successors and assigns.

IN WITNESS WHEREOF Grantors have caused this Grant of Access Easement to be executed the day and year first written above.


Marlin Shelby Worley


Kitty Lou Worley

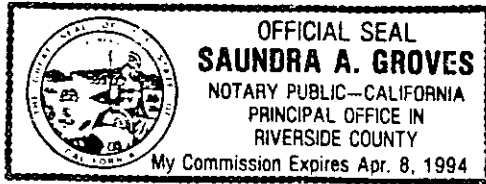
DESCRIPTION APPROVAL 11/21/23
by
Walter R. Adams
SURVEYOR, CITY OF RIVERSIDE

State of California)
) ss
County of Riverside)

446661

On November 8, 1993, before me Saundra A. Groves, Notary Public
(date) (name and title of the officer)
personally appeared MARLIN SHELBY WORLEY, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and acknowledged to
me that he executed the same in his authorized capacity, and that by
his signature on the instrument the person, or the entity upon behalf
of which the person acted, executed the instrument.

WITNESS my hand and official seal.

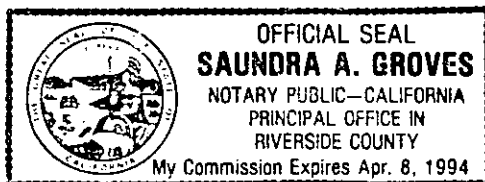


Saundra A. Groves
Signature

State of California)
) ss
County of Riverside)

On November 8, 1993, before me Saundra A. Groves, Notary Public
(date) (name and title of the officer)
personally appeared KITTY LOU WORLEY, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person
whose name is subscribed to the within instrument and acknowledged to
me that she executed the same in her authorized capacity, and that by
her signature on the instrument the person, or the entity upon behalf
of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Saundra A. Groves
Signature

APPROVED AS TO CONTENT:

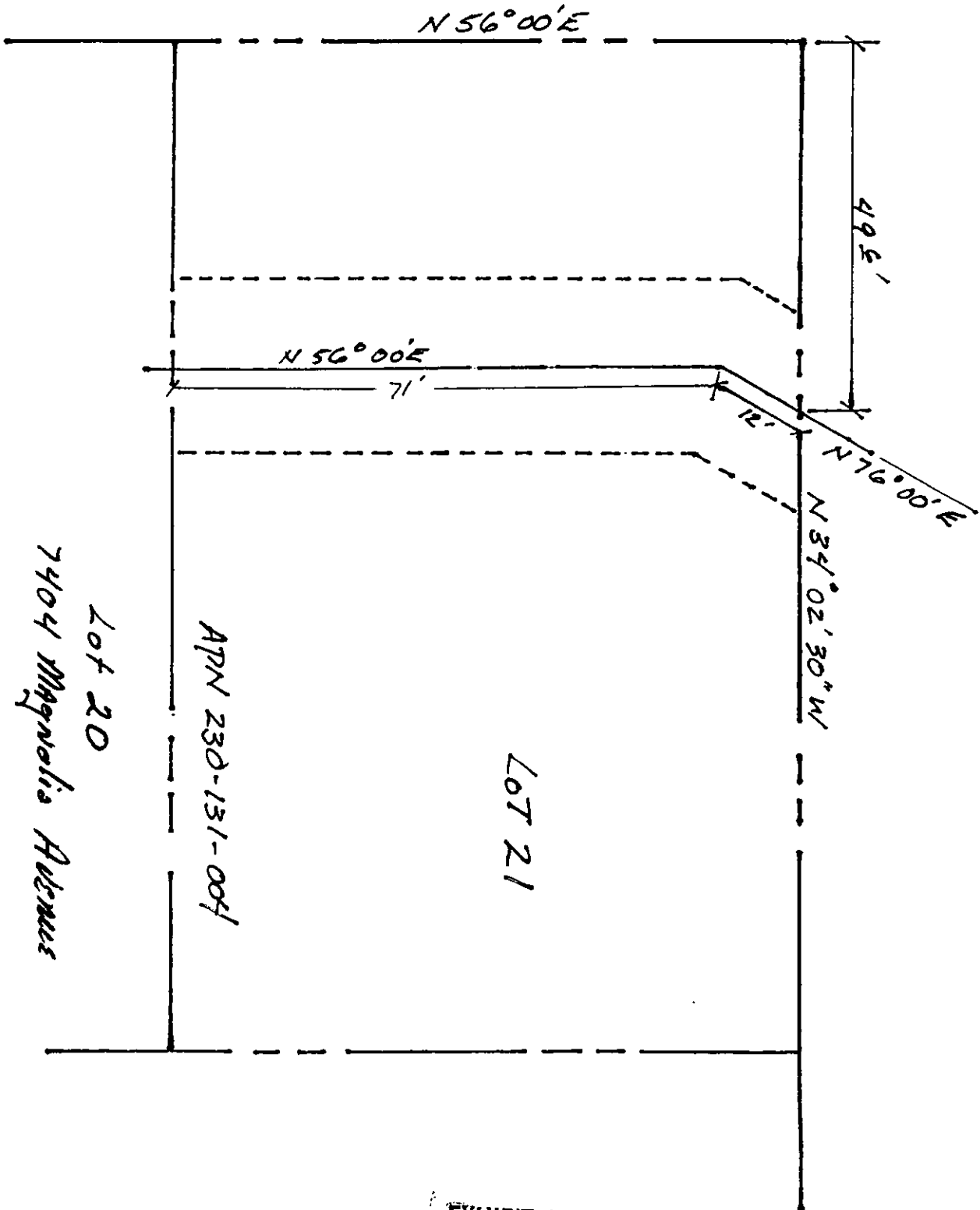
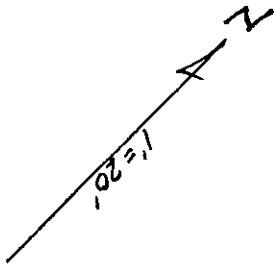
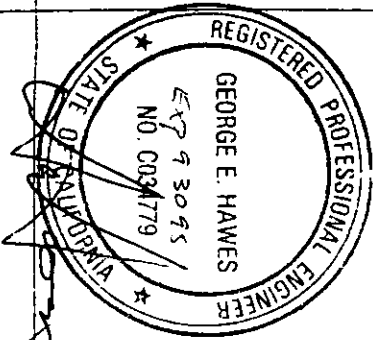
Jeff A. Bel
Planning Department

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

Q MAGNOLIA

446661



Q SAN RAFAEL

12 SHEETS 5' SQUARE
 42 SHEETS 10' SQUARE
 100 SHEETS 15' SQUARE
 MATERIAL

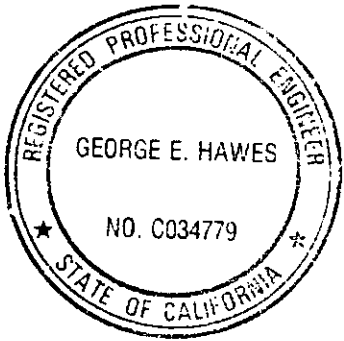
EXHIBIT A

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The easement is dedicated for future ^{driveway} ~~road~~ purposes. The easement bisects lot 21 of Heers Tract as depicted in assessors map book 230 page 13 Riverside County, California. The easement is 23 feet wide across the entire lot. Using the northern corner of said lot, the easement center line begins at a point of 49.6 feet along the property boundary on a line bearing N 34° 02', 30" W southeast of the northern corner.

The center line proceeds 12 feet, bearing N 76° 00' E; thence 71 feet bearing N 56° 00' E to the end point on the property boundary.

George E. Hawes
George E. Hawes
Registered Civil Engineer
State of California
C034779; Expires 9-30-95



DESCRIPTION APPROVAL 11/5/93
Walter R. Inge by ---
SURVEYOR, CITY OF RIVERSIDE

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