

SM

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When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAR 21 1996

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Sycamore Canyon Business Park
Modular Metals Property
A.P.N. 263-050-073

13934

SL

GRANT OF EASEMENT

MODULAR METAL FABRICATORS, INC., a California corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 utilities, sewers, drains 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 August 25, 1995

MODULAR METAL FABRICATORS, INC., a California corporation

By [Signature]

Michael K. Beam

Title Executive Vice President

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

Name(s) of Signer(s)

personally known to me - OR - 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.

WITNESS my hand and official seal.

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, California, a 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/18/96

CITY OF RIVERSIDE

[Handwritten Signature]

Real Property Services Manager
of the City of Riverside

SYCCAN.KAT

APPROVED AS TO FORM
[Handwritten Signature]

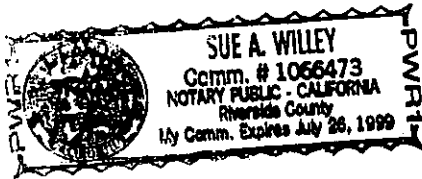
ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of RIVERSIDE } SS.

On AUGUST 29, 1995 before me, SUE A. WILLEY
(DATE) (NOTARY)
personally appeared MICHAEL K. BEAM
SIGNER(S)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Sue A. Willey
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER
Executive Vice President
TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

GRANT OF EASEMENT
TITLE OR TYPE OF DOCUMENT

(1) One of 4
NUMBER OF PAGES

August 25, 1995
DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Modular Metals Fabricators
24600 Nandina Ave
Moreno Valley, CA. 92355

OTHER

EXHIBIT "A"

That portion of Parcel 3 of Parcel Map, as shown by map on file in Book 18 of Parcel Maps at Page 70 thereof, Records of Riverside County, California, described as follows;

Commencing at the northeast corner of said Parcel 3, said corner being in the east line of Section 9, Township 3 South, Range 4 West, San Bernardino Meridian;

Thence South $89^{\circ} 37' 20''$ West along the north line of said Parcel 3, a distance of 44.00 feet for the TRUE POINT OF BEGINNING, said point being in the west right-of-way line of an Offer of Dedication conveyed to the City of Riverside by deed recorded January 10, 1975, as Instrument No. 3442, Official Records of Riverside County, California;

Thence South $00^{\circ} 11' 35''$ East along said west right-of-way line, a distance of 746.38 feet to a point in the south line of said Parcel 3;

Thence North $75^{\circ} 27' 35''$ West along said south line, a distance of 7.06 feet;

Thence North $02^{\circ} 27' 00''$ West, a distance of 745.04 feet to a point in said north line of Parcel 3;

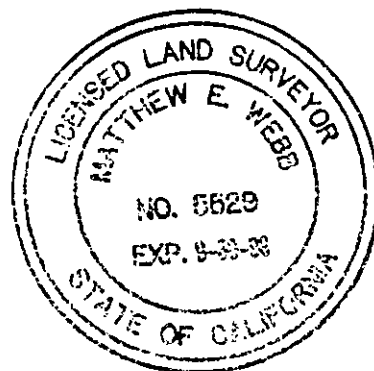
Thence North $89^{\circ} 37' 20''$ East along said north line, a distance of 36.17 feet to the TRUE POINT OF BEGINNING.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

6/29/95
Date

Prepared by: ajg
Checked by: [Signature]



DESCRIPTION APPROVAL 7/10/95
[Signature] by [Signature]
SURVEYOR, CITY OF RIVERSIDE

