

When recorded mail to:

171675

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

RECEIVED FOR RECORD
AT 8:00 AM
APR 23 1999

Recorded in Official Records
of Riverside County, California

Recorder *Ø*

Fees \$ _____

FREE RECORDING

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

v. l. l. - Ø

Project: *Tract No. 21709-2*
Hemstead Ln.
Joseph St.

FOR RECORDER'S OFFICE USE ONLY

D- 14391

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AC

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AC

GRANT OF EASEMENT

ORANGECREST HILLS LLC, a California Limited liability Company, as Grantors, 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 3/30/99

171675

**ORANGECREST HILLS LLC, a California
Limited Liability Company**

**By: McMILLIN COMPANIES, LLC, a
Delaware Limited Liability Company,
its Managing Member**

By: Virgil E. Elliott

Title: Exec. V.P.

By: John Spencer

Title: SVP

APPROVED AS TO FORM

Kathleen M. Donze
ASST. CITY ATTORNEY

GENERAL ACKNOWLEDGEMENT

State of California }
County of San Diego } ss

On 3/30/99, before me Dawn B. Mendoza
(date) (name)

a Notary Public in and for said State, personally appeared

Virgil E. Elliott and John S. Spencer
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.

Dawn B Mendoza
Signature

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:

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 3/31/99

[Signature]
Real Property Services Manager
of the City of Riverside

t217092.str



www.cantyeng.com

Canty Engineering Group, Inc.
 CIVIL ENGINEERING PLANNING SURVEYING

March 25, 1999

W.O. 1001-007

EXHIBIT "A"
 OFF-SITE RIGHT-OF-WAY
 Tract 21709-2 -- McMillin Companies

PARCEL 1

That portion of Lot 3 of Tract 24641 as shown by map on file in Book 251 of Maps at Pages 26 through 28 thereof, Records of Riverside County, California, lying within a strip of land 10.00 feet wide, the Northerly line being described as follows:

Beginning at the Easterly terminus of a course in the Northerly line of said Lot 3 which bears N.73°23'00"W. 309.33';

Thence N.73°23'00"W. along said Northerly line, a distance of 159.41 feet to the termination of said line description.

PARCEL 2

That portion of Lot 1 of Tract 24641 as shown by map on file in Book 251 of Maps at Pages 26 through 28 thereof, Records of Riverside County, California, lying within a strip of land 10.00 feet wide, the Northerly line being described as follows:

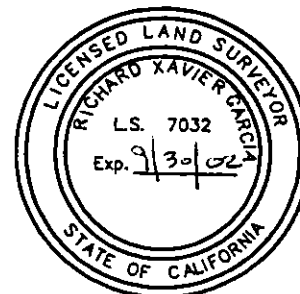
Beginning at the Easterly terminus of a course in the Northerly line of said Lot 1 which bears N.85°40'48"E. 146.48';

Thence S.85°40'48"W. along said Northerly line, a distance of 146.48 feet to the Westerly terminus thereof, also being the termination of said line description.

CANTY ENGINEERING GROUP, INC.
 Prepared under the supervision of:

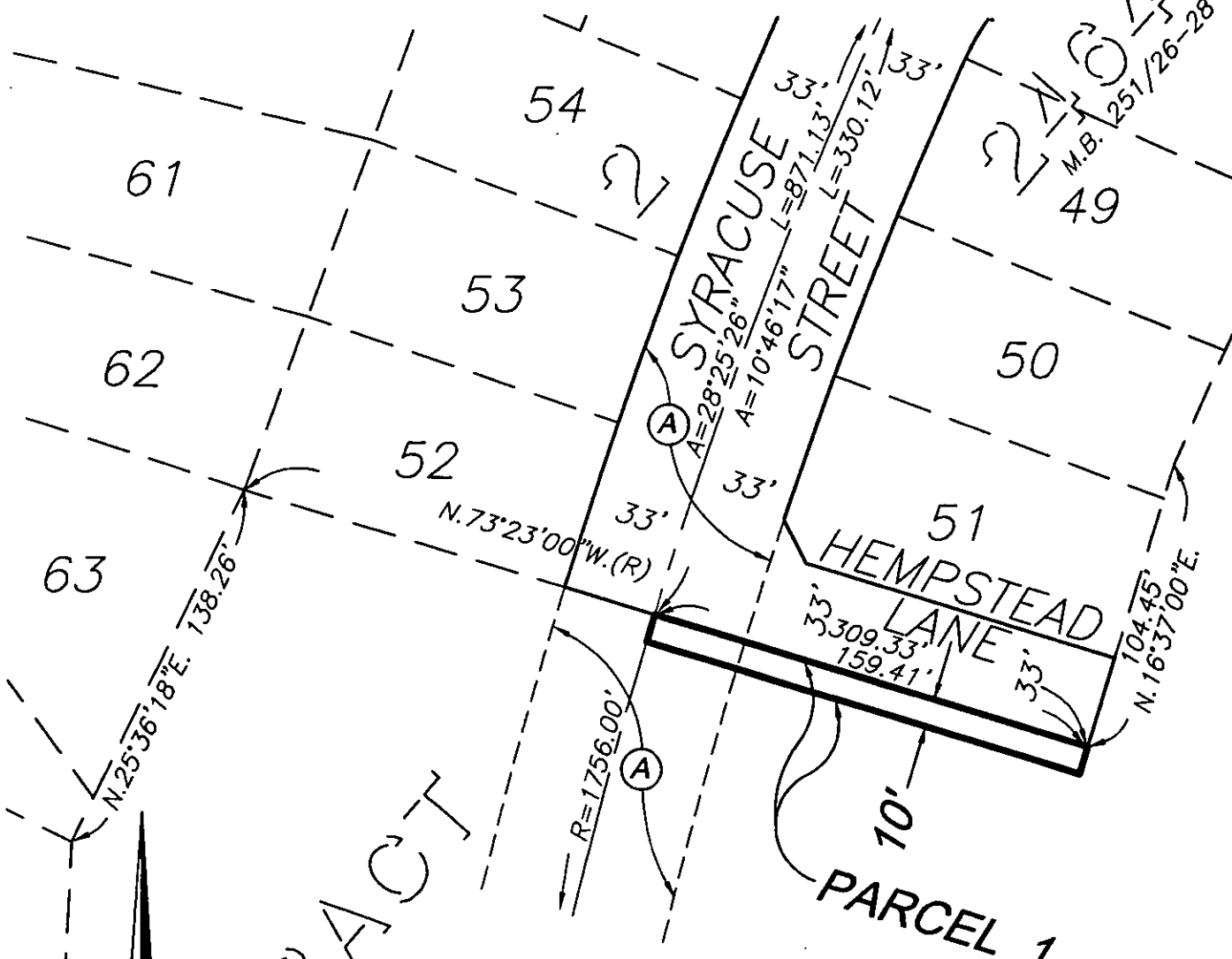

 Richard Xavier Garcia

L.S. 7032

 Date 3/29/99

 DESCRIPTION APPROVAL 3/29/99

 by Walter R. Inoué
 SURVEYOR, CITY OF RIVERSIDE

PROPOSED TRACT 21709-2



(A) Indicates Sewer and Electric Easement, also Offer of Dedication for Public Street per Tract 24641 M.B. 251/26-28.

--- CITY OF RIVERSIDE, CALIFORNIA ---

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

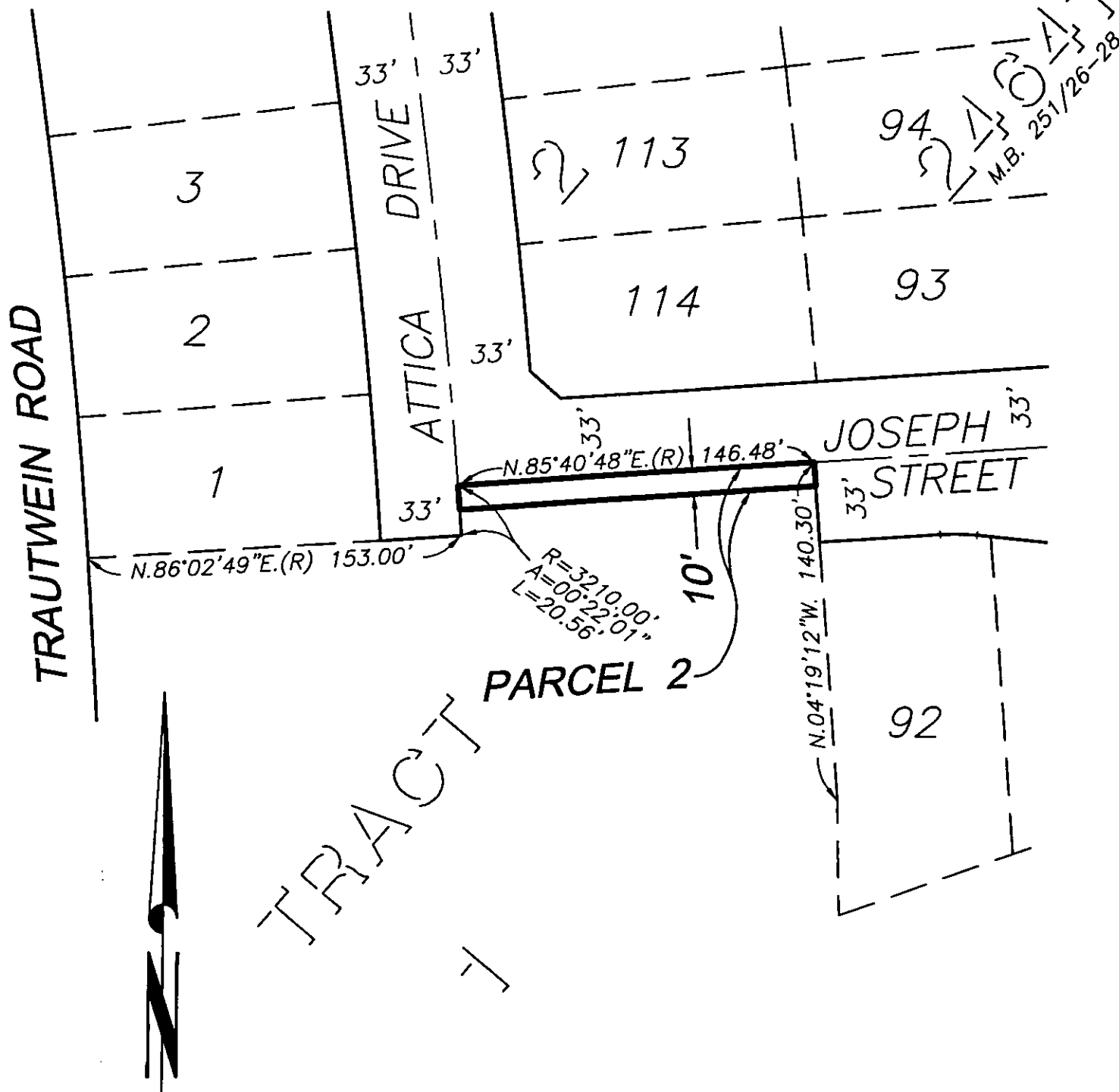
W.O. 1001-007

SCALE : 1" = 60'

DRAWN BY : M.W.C. DATE : 3/26/99

SUBJECT : OFF-SITE RIGHT-OF-WAY TRACT 21709-2

PROPOSED TRACT 21709-2



--- CITY OF RIVERSIDE, CALIFORNIA ---

877

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

W.O. 1001-007

SCALE : 1" = 60'

DRAWN BY : M.W.C. DATE : 3/26/99

SUBJECT : OFF-SITE RIGHT-OF-WAY TRACT 21709-2