

When recorded mail to:

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

DOC # 2001-186720

05/01/2001 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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Project: **6280 Magnolia Avenue**
Building Permit
"Staples"

D - 14703

GRANT OF EASEMENT

MAGNOLIA / MERRILL, LLC, a California Limited Liability Company, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 APRIL 10, 2001

MAGNOLIA / MERRILL, LLC a California
Limited Liability Company

By: [Signature]
SAMUEL BACHNER

Title: MANAGER

By: _____

Title: _____

GENERAL ACKNOWLEDGEMENT

State of California
County of Los Angeles } ss

On April 10, 2001 before me Judith Esther Dellsite
(date) (name)

a Notary Public in and for said State, personally appeared

Samuel Bachner
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.

Judith Esther Dellsite
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:



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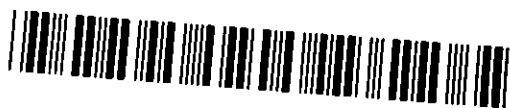
**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

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 4/16/01

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

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



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EXHIBIT "A"

That portion of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, described as follows:

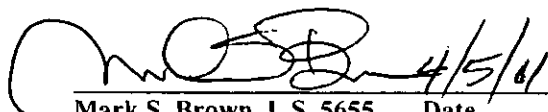
Beginning at the southwest corner of Parcel 2 of those certain parcels of land conveyed to Magnolia / Merrill, LLC, a California Limited Liability Company, by deed recorded August 31, 2000, as Instrument No. 341353 of Official Records of Riverside County, California; said corner being the intersection of a line 20.00 feet south, as measured at right angle, from the southerly line of Parcel 1 Record of Survey on file in Book 9, Page 2 of Record of Surveys, records of said Riverside County, with the southwesterly prolongation of the northwesterly line of said Parcel 1;

Thence North 27°45'33" East, along said southwesterly prolongation of said northwesterly line of said Parcel 1, and along said northwesterly line, a distance of 25.08 feet;

Thence South 33°25'15" East, 26.23 feet to said line 20.00 feet south, as measured at right angle, from the southerly line of said Parcel 1;

Thence South 89°20'25" West, along said line, 26.13 feet to said **POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655 Date 4/5/01 Prep. WF
License Expires 9/30/03



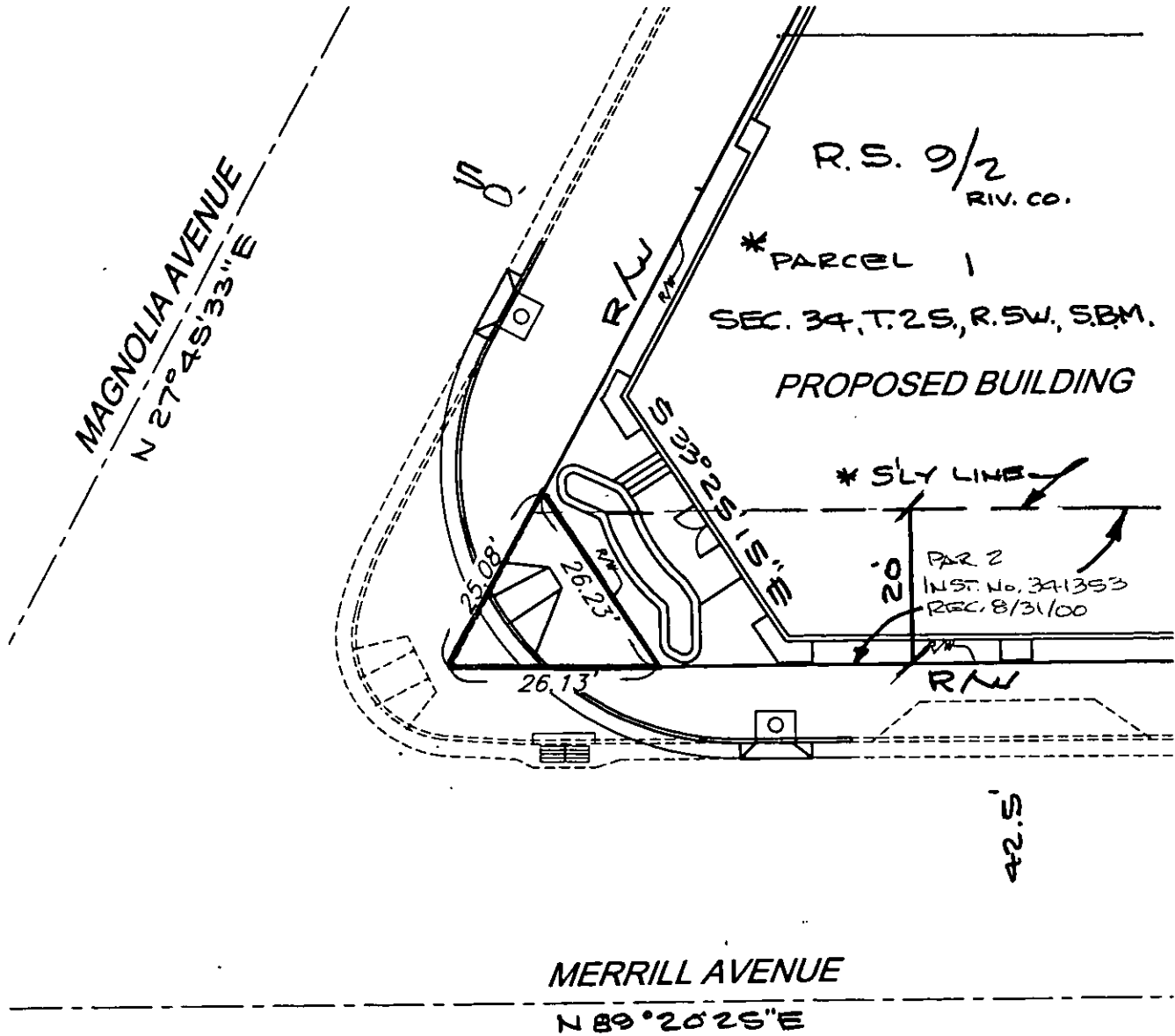
STAPLES



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PROPOSED R/W EXHIBIT

MAGNOLIA & MERRILL AVENUES



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

PREPARED BY:



CIVIL ENGINEERING SURVEYING LAND PLANNING
5029 La Mort Dr. Suite E, Riverside, CA 92507
(909) 884-9615 / FAX (909) 884-4875

✓ W 4/5/01



NO SCALE

APRIL 2001

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