

When recorded mail to:

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

DOC # 2001-392934

08/16/2001 08:00A Fee:NC
Page 1 of 7
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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FOR RECORDER'S OFFICE USE ONLY

Project: MP-004-990

A.P.N. 257-030-001

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GRANT OF EASEMENT

THE HUNTER PARTNERS, a California general partnership, 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.

ILLEGIBLE NOTARY SEAL DECLARATION
(GOVERNMENT CODE 27361.7)

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Jeanie Zarlinga

Commission No. 1298764

Date Commission Expires April 26, 2005

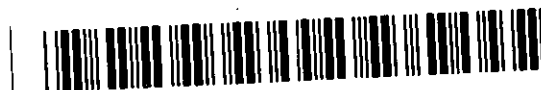
Date and Place of Notary Execution Orange County, Jun 28, 01

Date and Place of This Declaration Riverside County, 8/16/01

Jenny Janicek
Signature

Property Services
Firm Name (if any)

REC-91-000008 (7/94)*



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Dated Jan 28 - 01

THE HUNTER PARTNERS, a California general partnership

By [Signature]
Steve Charton

Title general partner

By [Signature]
Rudolph C. Shepard

Title General Partner

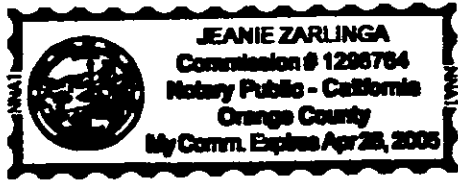
GENERAL ACKNOWLEDGEMENT

State of California
County of Orange } ss

On 6/28/01, before me Jeanie Zarlinga
(date) (name)

a Notary Public in and for said State, personally appeared
Steve Charton
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]
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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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

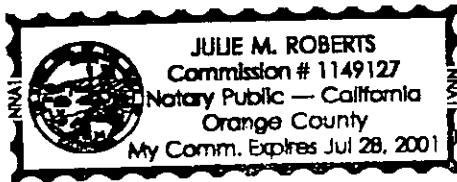
State of California

County of Orange

On July 5, 2001 before me, Julie M. Roberts, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Rudolph Carroll Shepard
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.

Julie M Roberts
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is 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 8/7/01

CITY OF RIVERSIDE

APPROVED AS TO FORM

E. M. Goe 8-3-01
SUPERVISING DEPUTY CITY ATTORNEY

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

HUNTER GOE.DOC



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EXHIBIT "A"

DEDICATION

Being a portion of Lot 20 in Section 17, Township 2 South, Range 4 West, San Bernardino Meridian of Lands of East Riverside Land Company as shown by map recorded in Book 6, Page 44 of Maps, Records of San Bernardino County, California, located in the City of Riverside, Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Columbia Avenue (33.00 feet in half width) and Northgate Street (33.00 feet in half width), as shown on Record of Survey on file in Book 67 at page 45 thereof, Records of Riverside County, California;

Thence South 00°03'45" East along said centerline of Northgate Street, a distance of 33.00 feet;

Thence North 89°57'43" East, a distance of 33.00 feet to the **POINT OF BEGINNING**, said point also being on the southerly right of way line of Columbia Avenue (33.00 feet in half width);

Thence continuing North 89°57'43" East along said southerly right of way line, a distance of 57.00 feet;

Thence South 45°14'34" West, a distance of 33.76 feet to a point on a line lying parallel with and 66.00 feet easterly of said centerline of Northgate Street;

Thence South 00°03'45" East along said parallel line, a distance of 215.11 feet to the beginning of a curve, concave to the northwest, having a radius of 1033.00 feet;

Thence southerly and southwesterly along said curve, to the right, through a central angle of 10°25'22", an arc distance of 187.91 feet to the beginning of a reverse curve, concave to the southeast, having a radius of 967.00 feet to which point a radial line bears South 79°38'23" East;

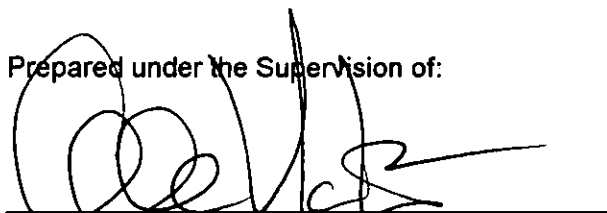
Thence southwesterly and southerly along said curve, to the left, through a central angle of 10°25'22", an arc distance of 175.91 feet to a point on the easterly right of way line of Northgate Street (33.00 feet in half width) the radial line from said point bears South 89°56'15" West;

Thence North 00°03'45" West along said easterly right of way line of Northgate Street, a distance of 600.70 feet to the point of beginning.

Containing 0.33 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

Prepared under the Supervision of:



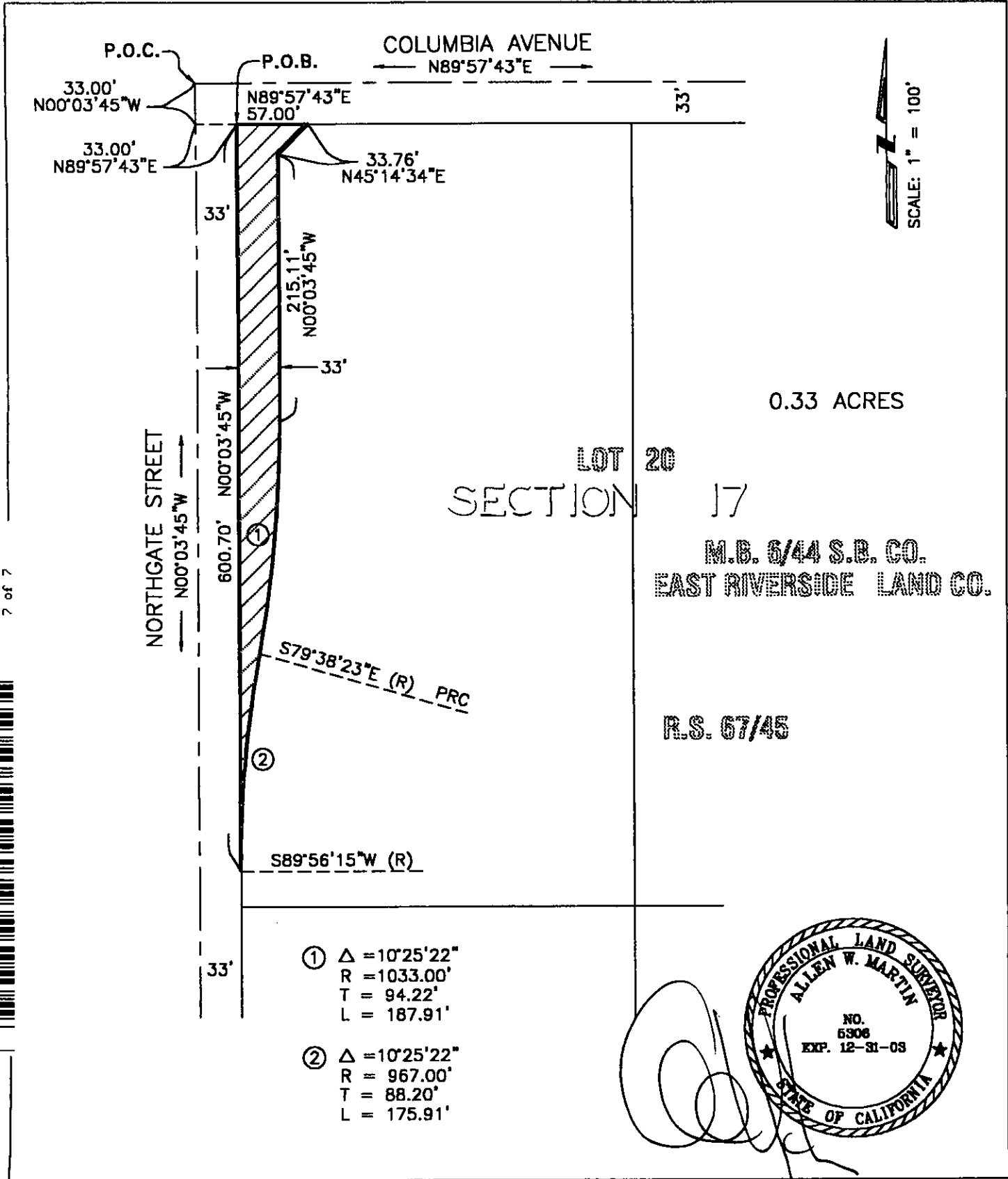
Allen W. Martin, PLS 5306, Expires 12-31-03



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LOT 20
 SECTION 17

M.B. 6/44 S.B. CO.
 EAST RIVERSIDE LAND CO.

R.S. 67/45

- ① $\Delta = 10^{\circ}25'22''$
 $R = 1033.00'$
 $T = 94.22'$
 $L = 187.91'$
- ② $\Delta = 10^{\circ}25'22''$
 $R = 967.00'$
 $T = 88.20'$
 $L = 175.91'$

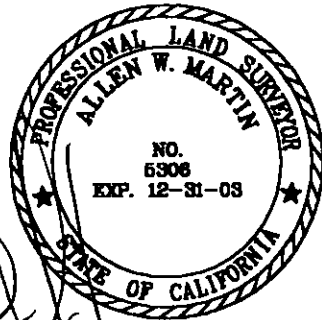


EXHIBIT "B"

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.		SHEET 1 OF 1	W.O. 20122
SCALE: 1" = 100'	DRWN BY <u>med</u> DATE <u>4-11-01</u> CHKD BY _____ DATE _____	SUBJECT: DEDICATION	27-1

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