

When recorded mail to:

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

DOC # 2002-246775

05/10/2002 08:00A Fee:NC

Page 1 of 6

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: **LL-023-012**
Cottonwood Ave.



D - 14898

GRANT OF EASEMENT

SPACE CENTER SYCAMORE CANYON, L.L.C., 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 4-24-2002

Space Center Sycamore Canyon, L.L.C., a California Limited Liability Company

By: Space Center Sycamore Canyon, Inc., a Minnesota corporation, manager

By: Michael J. Thies
Michael J. Thies, Senior Vice President

By: The Fullmer Company, a California general partnership, manager

By: James Fullmer
James Fullmer, General Partner

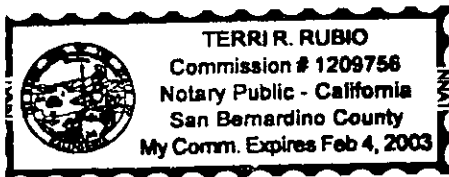
GENERAL ACKNOWLEDGEMENT

State of California
County of San Bernardino }^{ss}

On April 25, 2002 before me Terri R. Rubio
(date) (name)

a Notary Public in and for said State, personally appeared
James L. Fullmer
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.

Terri R. Rubio
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
- Title _____
- Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

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

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



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On April 24, 2002, before me, Patricia L. Jett, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Michael J. Thies
Name(s) of Signer(s)

personally known to me
 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.

Patricia L. Jett
Signature of Notary Public

Place Notary Seal Above

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: Grant of Easement - Cottonwood

Document Date: _____ Number of Pages: _____

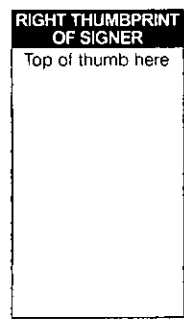
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

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

Signer Is 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 5/8/02


Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By 
Deputy City Attorney

CottonwoodN



2002-246775
05/10/2002 08:00A
4 of 6

**SPACE CENTER SYCAMORE CANYON, LLC
COTTONWOOD AVENUE RIGHT-OF-WAY**

Portion of Parcel 2 of a Parcel Map, filed in Book 14 of Parcel Maps, Page 35 thereof, Records of Riverside County, California, located in the City of Riverside, and being more particularly described as follows:

COMMENCING at the Northwest corner of Parcel 23 of Parcel Map No. 24536, filed in Book 162 of Parcel Maps, Pages 91 through 98 thereof, Records of said Riverside County;

Thence N.89°23'56"E. along the northerly line of said Parcel 23 and the northerly line of Parcel 24 of said Parcel Map No. 24536, a distance of 1410.22 feet;

Thence northerly along a curve concave westerly, having a radius of 63.00 feet, through an angle of 13°46'27" and an arc length of 15.15 feet, to the southerly line of said Parcel 2, being a line parallel with and 15.00 feet northerly of said northerly lines of Parcels 23 and 24, and being the POINT OF BEGINNING (the initial radial line bears N.89°23'56"E.);

Thence continuing northwesterly and westerly along the said curve concave southwesterly, having a radius of 63.00 feet, through an angle of 94°19'34" and an arc length of 103.72 feet (the initial radial line bears N.75°37'29"E.);

Thence S.71°17'55"W., a distance of 51.35 feet;

Thence southwesterly along a curve concave northerly, having a radius of 140.00 feet, through an angle of 18°06'01" and an arc length of 44.23 feet, to a line parallel with and 22.00 feet northerly, measured at right angles, of the southerly line of said Parcel 2;

Thence S.89°23'56"W. along said parallel line, a distance of 81.49 feet;

Thence westerly along a curve concave northerly, having a radius of 4963.00 feet, through an angle of 01°48'43" and an arc length of 156.95 feet, to the beginning of a reverse curve;

Thence westerly along said reverse curve concave southerly, having a radius of 5037.00 feet, through an angle of 01°48'43" and an arc length of 159.29 feet, to the westerly line of said Parcel 2 (the initial radial line bears N.01°12'39"E.);

Thence S.00°21'31"E. along the westerly line of said Parcel 2, a distance of 27.00 feet, to the southwest corner of said Parcel 2;

Thence N.89°23'56"E. along the southerly line of said Parcel 2, a distance of 570.86 feet, to the Point of Beginning.

The above described parcel of land contains 0.357 acres, more or less.

DESCRIPTION APPROVAL 1/23/02
by Walter R. Argo
SURVEYOR, CITY OF RIVERSIDE

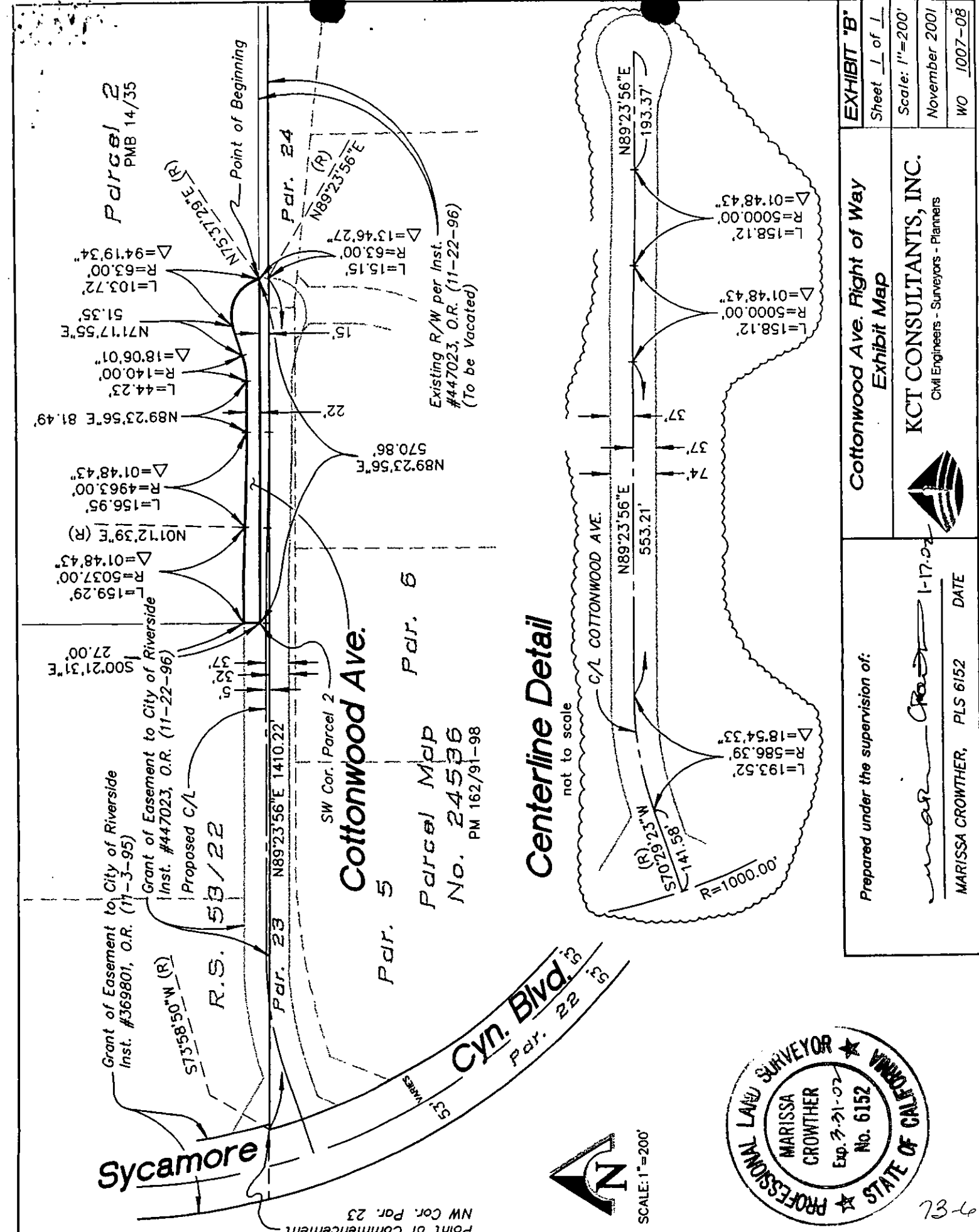
KCT Consultants, Inc.
Prepared under the supervision of:

Marissa Crowther
Marissa Crowther, PLS 6152
Date: 1-17-02



KCT





Sycamore

Grant of Easement to City of Riverside
Inst. #369801, O.R. (11-3-95)

Grant of Easement to City of Riverside
Inst. #447023, O.R. (11-22-96)

Proposed C/L
R.S. 53/22

Par. 23 N89°23'56"E 1410.22'

Cottonwood Ave.

Par. 5
Parcel Mdp
No. 24536
PM 162/91-98

Par. 6

SW Cor. Parcel 2

Existing R/W per Inst.
#447023, O.R. (11-22-96)
(To be Vacated)

Cyn. Blvd.
Par. 22

Centerline Detail
not to scale

C/L COTTONWOOD AVE.

N89°23'56"E

N89°23'56"E

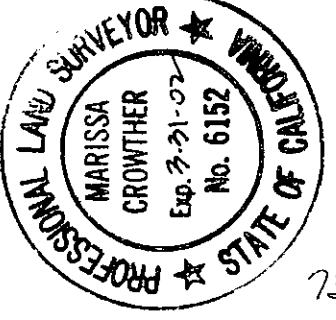


EXHIBIT "B"
Sheet 1 of 1
Scale: 1"=200'
November 2001
WO 1007-08

Cottonwood Ave. Right of Way
Exhibit Map
KCT CONSULTANTS, INC.
Civil Engineers - Surveyors - Planners

Prepared under the supervision of:
Marissa Crowther 1-17-02
DATE
MARISSA CROWTHER, PLS 6152