

When recorded mail to:

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

**DOC # 2003-002328**

01/03/2003 08:00A Fee:NC

Page 1 of 5

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: Building Permit  
APN 291-420-004

D - 15042




**GRANT OF EASEMENT**

LA HABRA PRODUCTS, INC., a California Corporation, as Grantors, 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 12-20-02

LA HABRA PRODUCTS, INC., a California Corporation

By: FRANCOIS BOUAN   
PRESIDENT

Title LA HABRA PRODUCT

By: Martin W. Huye

Title: CFO, LA HABRA PRODUCTS

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of ORANGE ss }

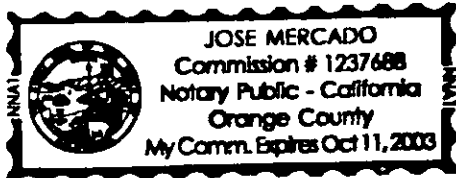
On DEC. 20, 2002, before me JOSE MERCADO  
(date) (name)

a Notary Public in and for said State, personally appeared

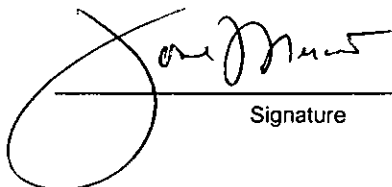
FRANCOIS BOUAN AND MARTIN HUYE

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

**OPTIONAL SECTION**

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- (X) Corporate Officer(s)  
Title PRESIDENT  
Title CFO
- ( ) 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 1/2/03

**CITY OF RIVERSIDE**



Real Property Services Manager  
of the City of Riverside

**APPROVED AS TO FORM**

  
Eileen McTeague 12-26-02  
CITY CLERK DEPUTY CITY ATTORNEY



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EXHIBIT "A"

That portion of Lot 2 of Tract No. 4510, as shown by Map on file in Book 81, Pages 3 and 4 of Maps, Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of said Lot 2;  
Thence North 89°34' 20" East, along the South line of Said Lot 2, a distance of 249.89 feet;  
Thence North 89°09' 03" West a distance of 249.95 feet to the West line of said lot 2;  
Thence South 00°25' 40" East, along said West line of said Lot 2, a distance of 5.57 feet to the Point of Beginning.

Area is 695.9 square feet.

This legal description was prepared by me.

*Gary T. Sanderson*

Gary T. Sanderson, P.L.S. 4452, Expires 9-30-05



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DESCRIPTION APPROVAL

*[Signature]* 12.11.02

15042



(N 0° 45' 14" W, per M.B. 10/7-0,  
N 0° 53' 20" W, 940.50)

20' strip, per M.B. 10/7-0,  
abandoned by Co. of  
Riverside  
recorded 7/16/74  
Inst. No. 89112



*Gary T. Sanderson*

**TRACT NO. 4510**  
M.B. 8/3-4

**1**  
4.832 Ac.

**2**  
4.132 Ac.

TO CITY OF RIVERSIDE  
MAY 1, 1990  
INST. NO. 159905

N 89° 09' 03" W 286.94'

350.10'

N 89° 34' 20" E P.O.B.

N 89° 09' 03" W  
249.95'

249.89'  
300.00'

EASTRIDGE

AVE.

Rd. 3/4" iron pipe, no tag  
(See tag R.C.E. 9076) 8" down  
inside 4" dia. city file for  
S.W. cor. Sec. 3, T. 3 S., R. 4 W.

• CITY OF RIVERSIDE, CALIFORNIA •

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

73-2

SCALE: 1" = NTS

DRAWN BY GTS 12-10-02

SUBJECT 2150 EASTRIDGE AVE

171 70  
15042