

When recorded mail to:

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

DOC # 2003-074599

01/31/2003 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: CU-064-012
APN 231-090-070



D - 15057

GRANT OF EASEMENT

Magnolia & Adams, LLC, a California Limited Liability Company, 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 January 17, 2003

Magnolia & Adams, LLC, a California
Limited Liability Company,

By: *William J. Kenney*

Title: Member
William J. Kenney

By: _____

Title: _____

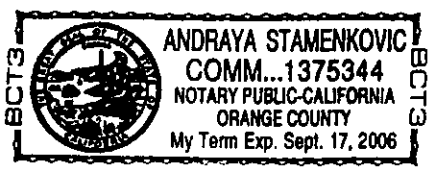
GENERAL ACKNOWLEDGEMENT

State of California }
County of Orange } ss

On Jan. 17, 2003, before me ANDRAYA STAMENKOVIC
(date) (name)

a Notary Public in and for said State, personally appeared
William John Kenney JR.
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.

AS
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

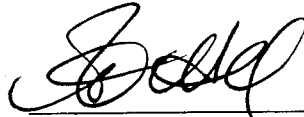
The party(ies) executing this
document is/are representing:

**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 1/28/03

CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY 
Deputy City Attorney



2003-074539
01/31/2003 08:00A
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LEGAL DESCRIPTION

THAT PORTION OF LOT 4 IN BLOCK 22 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, RECORDS OF SAN BERNARDINO, AS SHOWN AS PARCEL 2 ON CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LL-014-012, RECORDED NOVEMBER 26, 2001 AS INSTRUMENT NO. 2001-579590 OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, HAVING A ONE-HALF WIDTH OF 66.00 FEET WITH A LINE PARALLEL WITH AND MEASURED 60.00 FEET NORTHEASTERLY AT RIGHT ANGLES TO THE CENTERLINE OF ADAMS STREET; THENCE NORTH 56°00'00" EAST ALONG SAID SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 13.53 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT ON SAID PARALLEL LINE, DISTANT SOUTH 33°59'56" EAST 13.47 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 33°59'56" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 13.47 FEET TO THE POINT OF BEGINNING.



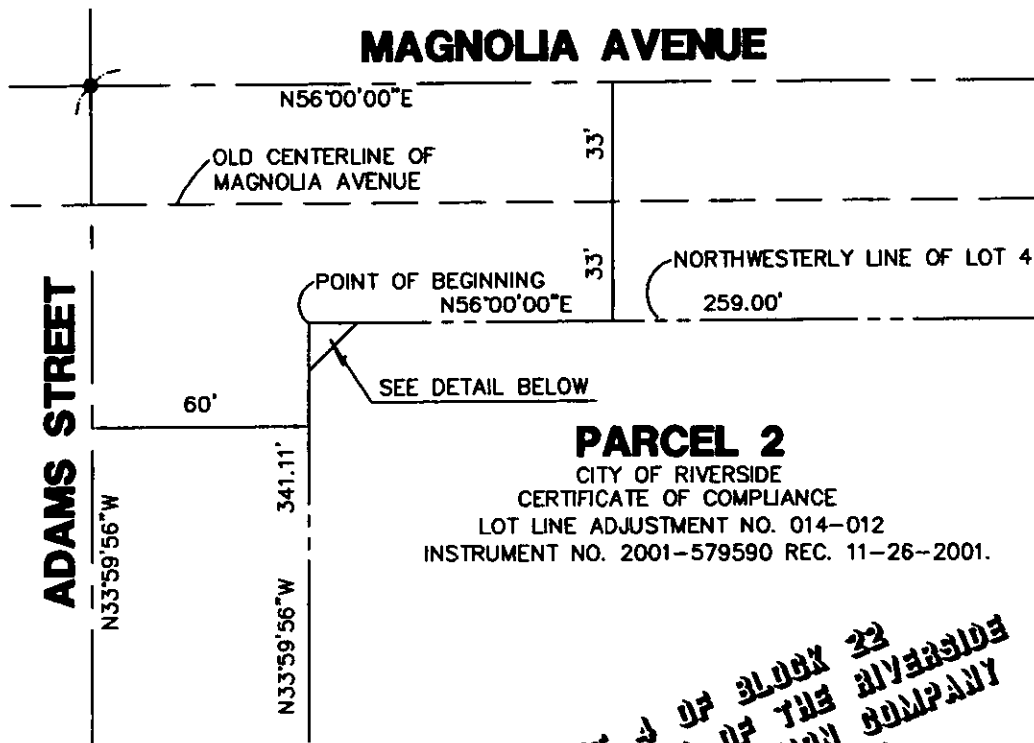
Mark Pfeiler

DEPUTY CITY SURVEYOR

[Signature] 11.30.02
SURVEYOR, CITY OF RIVERSIDE

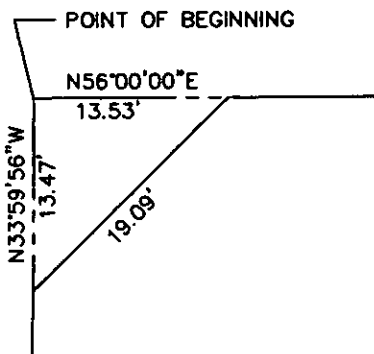
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

N.T.S.

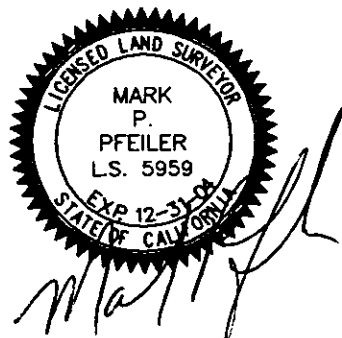


PARCEL 2
 CITY OF RIVERSIDE
 CERTIFICATE OF COMPLIANCE
 LOT LINE ADJUSTMENT NO. 014-012
 INSTRUMENT NO. 2001-579590 REC. 11-26-2001.

LOT 4 OF BLOCK 22
 OF THE LANDS OF THE RIVERSIDE
 LAND AND IRRIGATION COMPANY
 M.B. 1 PAGE 70



DETAIL



12-13-07
21048-A



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01/31/2003 08:00A

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