

When recorded mail to:

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

DOC # 2003-121340

02/21/2003 08:00A Fee:NC

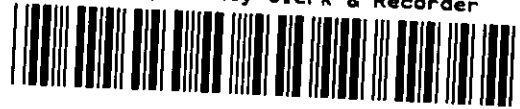
Page 1 of 6

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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Project: **795 Columbia Ave.
Building Permit**

D - 15077



GRANT OF EASEMENT

THE MAGNON COMPANIES, a California corporation, 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.

Dated FEB. 7, 2003

THE MAGNON COMPANIES, a California Corporation

By: Ray Magnon

Title: PRES

By: [Signature]

Title: SEC



2003-121340
02/21/2003 08:00A
2 of 6



GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

County of Riverside }ss

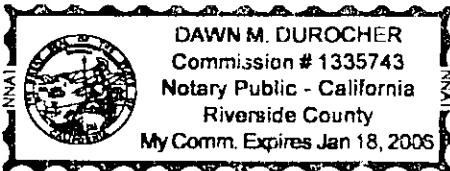
On Feb. 7, 2003, before me, Dawn M. Durocher,

a Notary Public in and for said State, personally appeared

Ray Magnan

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

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 2/18/03

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

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

795 COLUMBIA

BY [Signature]
Deputy City Attorney

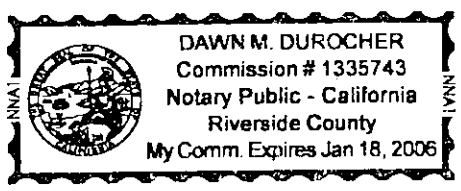
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On Feb. 7, 2003, before me, DAWN M. DUROCHER ^{NOTARY PUBLIC}
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared DOUG MAGNON
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.
[Signature]
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: _____

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: _____

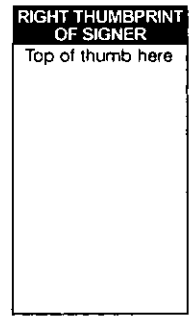




EXHIBIT "A"

RIGHT-OF-WAY DEDICATION

THAT PORTION OF LOTS 10 AND 11 IN SECTION 17, T2S, R4W OF THE SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE OF LANDS OF EAST RIVERSIDE LAND COMPANY, RECORDED IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10;

THENCE N00°04'30"W ALONG THE WEST LINE OF SAID LOT 10 A DISTANCE OF 37.98 FEET;

THENCE S41°41'16"E A DISTANCE OF 36.11 FEET OF A POINT 44.00 FEET NORTHERLY OF THE CENTERLINE OF COLUMBIA AVENUE;

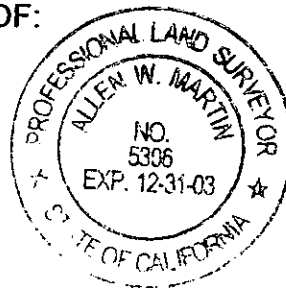
THENCE N89°57'43"E AND PARALLEL WITH THE CENTERLINE OF COLUMBIA AVENUE A DISTANCE OF 923.50 FEET TO A POINT ON THE WESTERLY LINE OF THE GAGE CANAL, SAID WESTERLY LINE BEING A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET, TO WHICH POINT A RADIAL LINE BEARS S76°06'28"E;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'31" AN ARC LENGTH OF 11.39 FEET TO A POINT ON THE NORTHERLY LINE OF COLUMBIA AVENUE, TO WHICH POINT A RADIAL LINE BEARS S73°55'57"E;

THENCE S89°57'43"W ALONG THE NORTHERLY LINE OF COLUMBIA AVENUE A DISTANCE OF 944.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.25 ACRES MORE OR LESS.

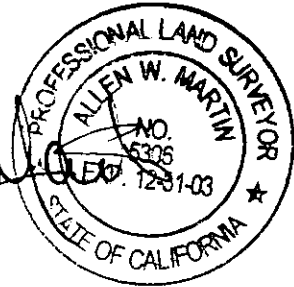
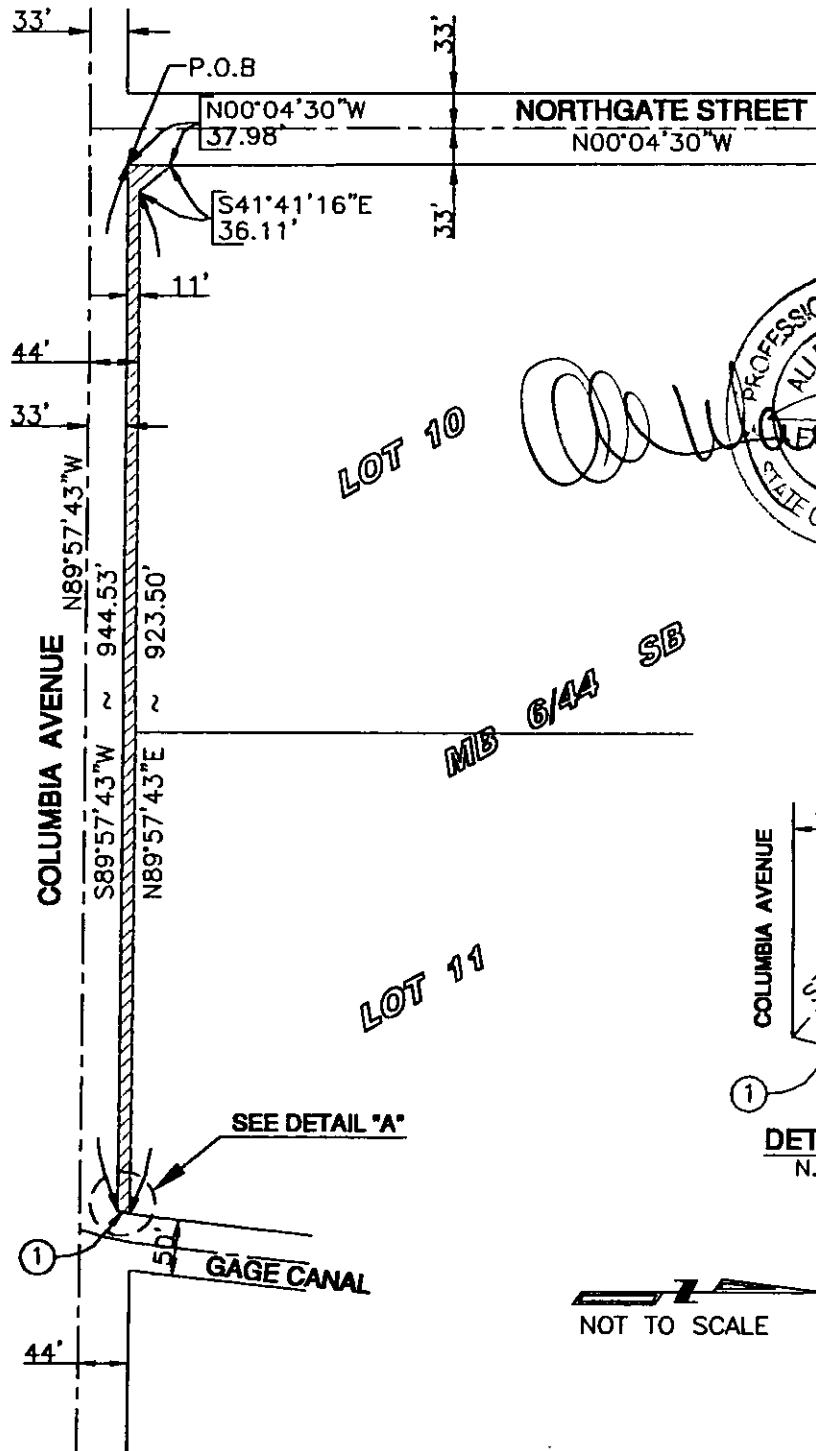
PREPARED UNDER THE SUPERVISION OF:



ALLEN W. MARTIN, PLS 5306, EXP. 12-31-03

DESCRIPTION APPROVAL 2/16/03

for Walter R. Foye by _____
SURVEYOR, CITY OF RIVERSIDE



CURVE DATE

①	Δ=02°10'31"
	R=300.00'
	L=11.39'
	T=5.70'

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. 21152
SCALE: N.T.S.	DRWN BY AR CHKD BY AWM	DATE 01/06/03 DATE 01/06/03	SUBJECT: RIGHT OF WAY DEDICATION 27-1

15077