

When recorded mail to:

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

DOC # 2003-121341

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

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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 - 15078



EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **THE MAGNON COMPANIES, a California Corporation**, as Grantor, grants 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **landscape, sidewalk, street trees and utility easements**, together with all necessary appurtenances, 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.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers,

agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said **landscape, sidewalk, street trees and utilities.**

Dated FEB 7, 2003

The Magnon Companies, a California Corporation

By: Larry Magnon

Title: V. PRES.

By: [Signature]

Title: SEC.



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GENERAL ACKNOWLEDGEMENT

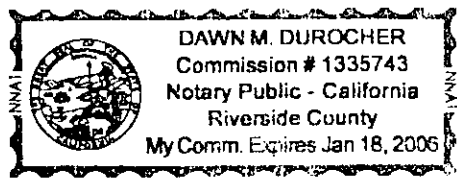
State of California
County of Riverside ss

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

a Notary Public in and for said State, personally appeared

Ray MAGNON
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:

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

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

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY [Signature]
Deputy City Attorney

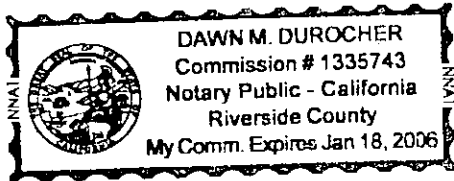
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 MANNON
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.

[Handwritten Signature]

Place Notary Seal Above

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

Signer's Name: _____

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

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



EXHIBIT "A"

LANDSCAPE, SIDEWALK, STREET TREES AND UTILITIES EASEMENT

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:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10;

THENCE N89°57'43"E ALONG THE NORTHERLY LINE OF COLUMBIA AVENUE A DISTANCE OF 23.98 FEET;

THENCE N00°02'17"W A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING;

THENCE N41°41'16"W A DISTANCE OF 5.35 FEET;

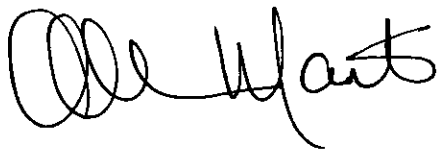
THENCE N89°57'43"E AND PARALLEL WITH THE CENTERLINE OF COLUMBIA AVENUE A DISTANCE OF 928.02 FEET TO A POINT ON THE WESTERLY LINE OF THE GAGE CANAL SAID WESTERLY LINE BEING A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 300.00 FEET TO WHICH POINT A RADIAL LINE BEARS S76°53'37"E;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°47'09" AN ARC LENGTH OF 4.11 FEET TO A POINT 44.00 FEET MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF COLUMBIA AVENUE, TO WHICH POINT A RADIAL LINE BEARS S76°06'28"E;

THENCE S89°57'43"W AND PARALLEL WITH THE CENTERLINE OF COLUMBIA AVENUE A DISTANCE OF 923.50 FEET TO THE POINT OF BEGINNING.

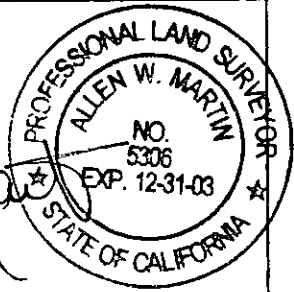
CONTAINING 0.09 ACRES MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:

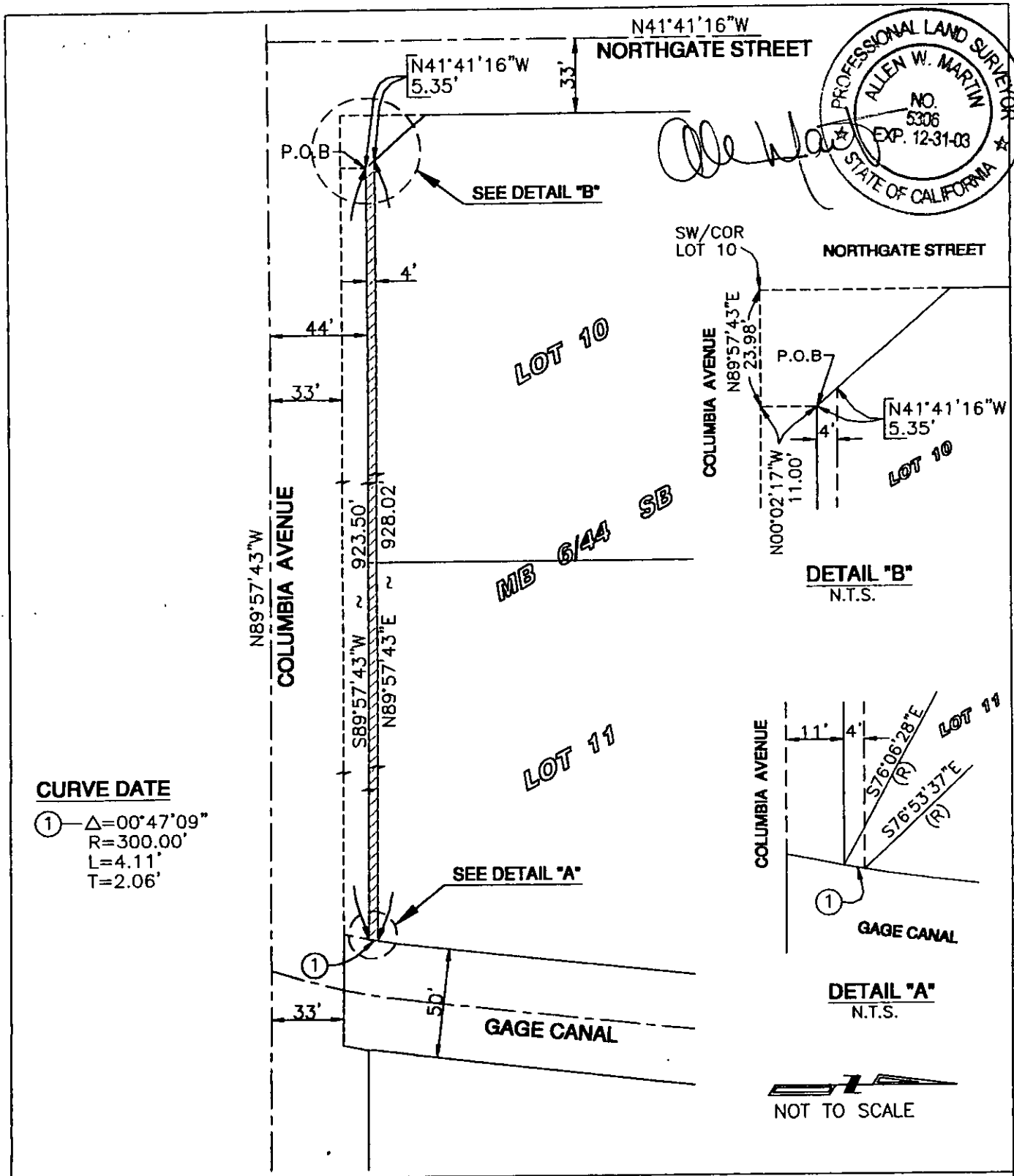


ALLEN W. MARTIN, PLS 5306, EXP. 12-31-03

DESCRIPTION APPROVAL 2/16/03
Walter R. Joyce by _____
SURVEYOR, CITY OF RIVERSIDE



Allen W. Martin



CURVE DATE

- ① $\Delta=00^{\circ}47'09''$
- $R=300.00'$
- $L=4.11'$
- $T=2.06'$

EXHIBIT "B"

27-1

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: 4' LANDSCAPE, SIDEWALK, STREET TREES AND UTILITIES EASEMENT



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