

When recorded mail to:

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

DOC # 2003-238168

04/04/2003 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)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		5							
								✓	DP	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

Project: CU-013-023  
Walgreens - Magnolia/Central

D - 15110



**GRANT OF EASEMENT**

WPI-MAGNOLIA, L.L.C., 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 3-17-03

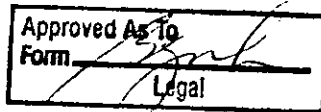
WPI-MAGNOLIA, L.L.C., a California Limited Liability Company

BY: [Signature]  
JOHNVE. YOUNG

Title: MANAGER

BY: [Signature]  
ANDREW SUN

Title: MANAGER





**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of ORANGE } ss

On 3/17/03, before me KIMIKO SIMPSON  
(date) (name)

a Notary Public in and for said State, personally appeared  
JOHN E. YOUNG, ANDREW SUN  
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.

Kimiko Simpson  
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 4/1/03

APPROVED AS TO FORM  
CITY ATTORNEYS OFFICE

BY [Signature]  
Deputy City Attorney

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager  
of the City of Riverside

ILLEGIBLE NOTARY SEAL DECLARATION  
(GOVERNMENT CODE 27361.7)

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Himiko Simpson

Commission No. 1221975

Date Commission Expires May 27, 2003

Date and Place of Notary Execution 3/17/03 Orange County

Date and Place of This Declaration 4/4/03 Riverside

[Signature]  
Signature

City of Riverside  
Firm Name (if any)



# EXHIBIT A

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, APPROVED APRIL 14, 1896, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS DESCRIBED IN CONDITIONAL CERTIFICATE OF COMPLIANCE C.O.C. 18-834 ISSUED TO WILLIAM K. DAVIS, RECORDED JANUARY 4, 1985 AS INSTRUMENT NO. 2625 AND CERTIFICATE OF COMPLIANCE C.O.C. 18-834 ISSUED TO BANK OF AMERICA ET, AL, RECORDED 09/11/1984 AS INSTRUMENT NO. 197717 BOTH OF OFFICIAL RECORDS OF SAID COUNTY, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE (50.00 FEET WIDE) WITH THE EASTERLY LINE OF BROCKTON AVENUE (45.00 FEET WIDE); THENCE ALONG THE SOUTHEASTERLY LINE OF SAID MAGNOLIA AVENUE N27°35'33"E 184.51 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 43.00 FEET FROM THE ORIGINAL CENTERLINE OF CENTRAL AVENUE (43.00 FEET WIDE); THENCE N89°16'00"E 159.47 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE EASTERLY LINE OF THE SAID CERTIFICATE OF COMPLIANCE C.O.C. 18-834 RECORDED AS INST. NO. 197717 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 60.00 FEET FROM THE CENTERLINE OF SAID CENTRAL AVENUE; THENCE ALONG SAID PARALLEL LINE S89°16'00"W 157.06 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 60.00 FEET FROM THE CENTERLINE OF SAID MAGNOLIA AVENUE; THENCE ALONG SAID PARALLEL LINE S27°35'33"W 189.72 FEET TO A POINT ON THE EASTERLY LINE OF SAID BROCKTON AVENUE (45.00 FEET WIDE); THENCE ALONG SAID EASTERLY LINE N00°00'26"W 21.58 FEET TO THE POINT OF BEGINNING.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT.

Scott E. Estep  
SCOTT E. ESTEP, PLS 7066  
EXPIRES 12/31/2006

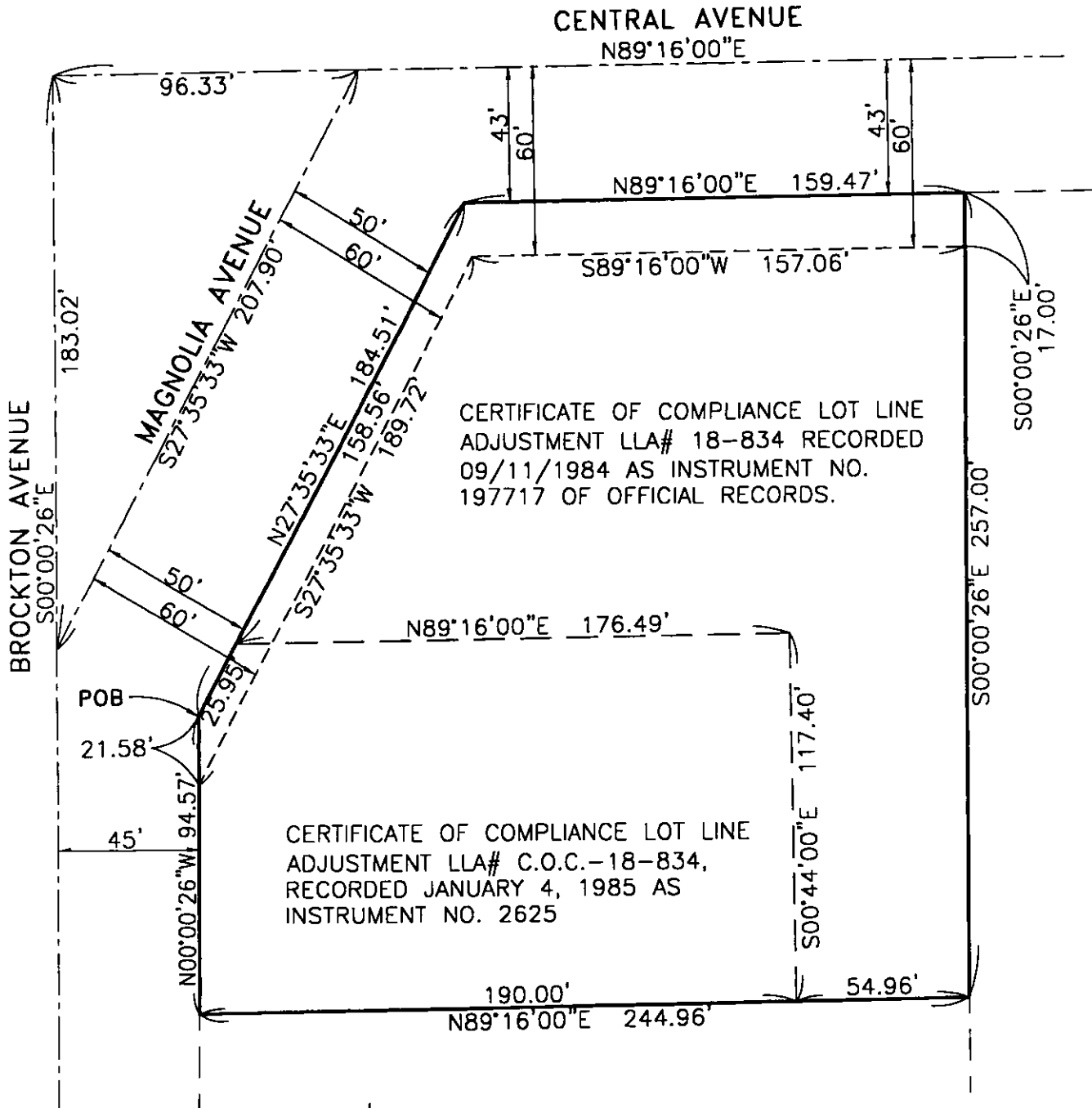
03/04/03  
DATE



RECEIVED APPROVAL  
3/12/03  
[Signature]

**DANJON**  
**ENGINEERING, INC.**  
895 E. Yorba Linda Blvd., Ste 202  
Placentia, CA 92870  
(714)572-6800 FAX(714)572-6850

# EXHIBIT B



SCALE: 1"=50'

53-2

**DANJON ENGINEERING, INC.**  
 895 E. Yorba Linda Blvd., Ste 202  
 Placentia, CA 92870  
 (714)572-6800 FAX(714)572-6850



2003-238168  
 04/04/2003 08:00A

15110