

When recorded mail to:

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

DOC # 2004-0235982

04/02/2004 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)

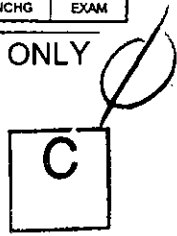
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FOR RECORDER'S OFFICE USE ONLY

Project: P03-0803 (LLA)

A.P.N. 229-140-001 & 018

D - 15305



GRANT OF EASEMENT

THOMPSON PROPERTY INVESTMENTS, LLC, a California limited liability company, 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.



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Dated March 9, 2004

**THOMPSON PROPERTY INVESTMENTS,
LLC, a California limited liability
company**

By: **JEROME AND BONNY THOMPSON
REVOCABLE TRUST, dated January 14,
1997 MEMBER**

Jerome H. Thompson

JEROME H. THOMPSON, Trustee

Bonny L. Thompson

BONNY L. THOMPSON, Trustee

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On 3/9/04, before me Suzanne M. Briggs
(date) (name)

a Notary Public in and for said State, personally appeared
JEROME H. THOMPSON AND BONNY L. THOMPSON
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.
Suzanne M. Briggs

Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/22/04

CITY OF RIVERSIDE

By Mel Murray

Administrative Services Manager

P03-0803 ST DEDICATION.DOC

APPROVED BY
CITY ATTORNEY'S OFFICE

[Signature]
Deputy City Attorney



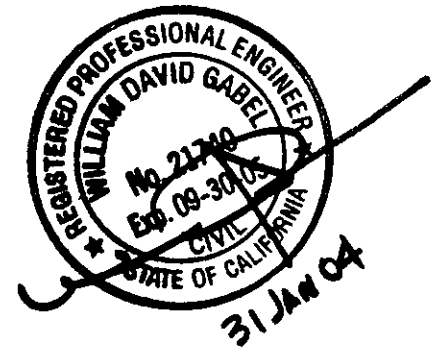
LEGAL DESCRIPTION
ARLINGTON AVENUE RIGHT-OF-WAY DEDICATION
PW 03-0314

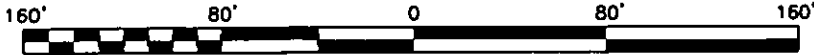
THOSE PORTIONS OF LOT 1, 2, 3 AND 4 IN BLOCK 11, OF ORANGE ACRES NO. 3, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE 47 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1;
- THENCE S89°50'00"W, ALONG THE NORTHERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 232.04 FEET TO THE MOST NORTHWESTERLY CORNER OF PARCEL NO. 2 OF RECORD OF SURVEY ON FILE IN BOOK 31 PAGE 47 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY;
- THENCE S0°10'00"E, ALONG THE WESTERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF 5.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 60.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF ARLINGTON AVENUE AS SHOWN BY SAID MAP OF ORANGE ACRES NO. 3;
- THENCE N89°50'00"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 232.06 FEET TO THE EASTERLY LINE OF SAID LOT 1;
- THENCE N0°25'25"W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

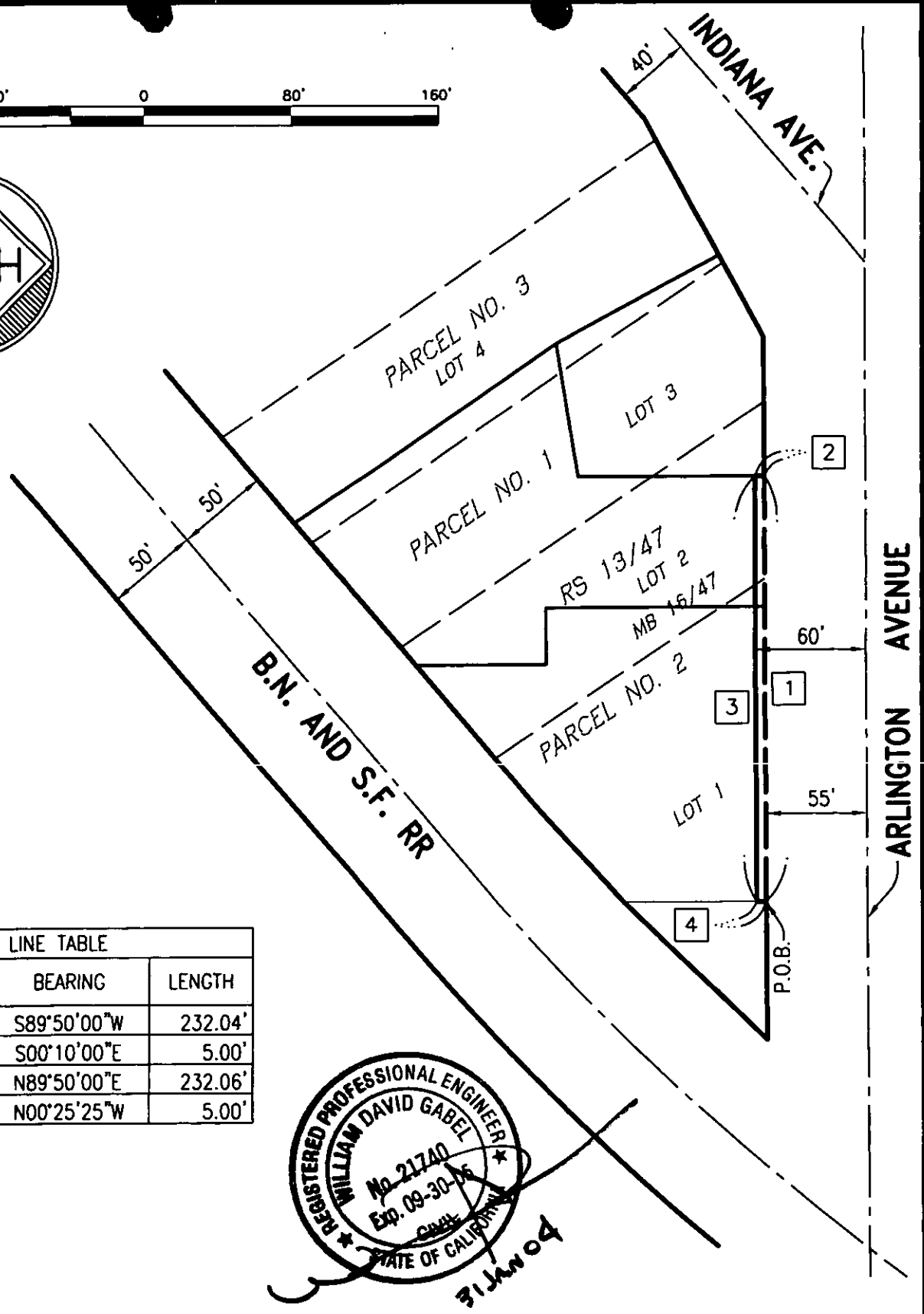
PARCEL OF LAND CONTAINS 0.03 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL 3/10/2004
for [Signature]
SURVEYOR, CITY OF RIVERSIDE by ---

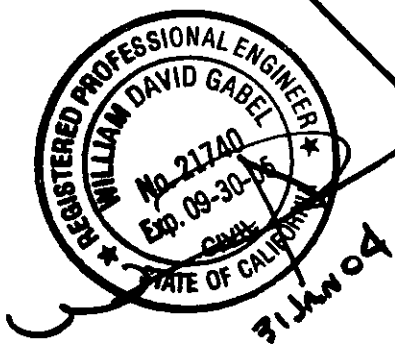




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LINE TABLE		
□	BEARING	LENGTH
1	S89°50'00"W	232.04'
2	S00°10'00"E	5.00'
3	N89°50'00"E	232.06'
4	N00°25'25"W	5.00'



WO 1653

● CITY OF RIVERSIDE, CALIFORNIA ●

54-5

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF A WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE 1"=80'

DATE: NOVEMBER, 2003

SUBJECT: THOMPSON PROPERTY INVESTMENTS

15305