

When recorded mail to:

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

DOC # 2004-0654871

08/19/2004 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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FOR RECORDER'S OFFICE USE ONLY

Project: B.P. 04-2458
APN: 225-041-005
Address: 6216 Brockton Ave

D - 15368

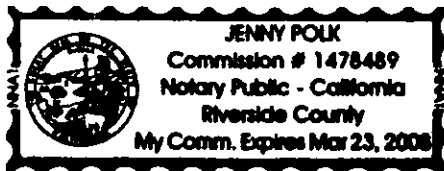


GRANT OF EASEMENT

STEVEN KROH and MARYANN KROH, CO-TRUSTEES OF THE STEVEN AND MARYANN KROH REVOCABLE FAMILY TRUST DATED AUGUST 14, 1985, 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 7-21-04

STEVEN KROH and MARYANN KROH,
CO-TRUSTEES OF THE STEVEN AND
MARYANN KROH REVOCABLE FAMILY
TRUST DATED AUGUST 14, 1985



[Handwritten signature of Steven Kroh]

STEVEN KROH, CO-TRUSTEE

[Handwritten signature of Maryann Kroh]
MARYANN KROH, CO-TRUSTEE

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss
On 7/21/04, before me Jenny Polk
(date) (name)

a Notary Public in and for said State, personally appeared
Maryann Kroh, Co-Trustee
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.

[Handwritten signature of Jenny Polk]
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:



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On _____ before me, Jenny Polk Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Steven Kroh, CO-Trustee
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.

Jenny Polk
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: Grant of Easement

Document Date: 7/21/04 Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

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GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000

<http://riverside.asrclrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Jenny Polk
Commission #: 1478489
Place of Execution: RIVERSIDE COUNTY
Date Commission Expires: 3-23-08

Date: 8/19/04
Signature: Micki Daly
Print Name: MICKI DALY



**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 8/18/04

CITY OF RIVERSIDE

BY Neil Gentry

Administrative Services Manager

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney



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EXHIBIT A

Project:

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING THE EAST 9.00 FEET OF THE WEST 19.00 FEET OF THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY RECORD SURVEY ON FILE IN BOOK 6 PAGE 29 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 317.13 FEET NORTH FROM THE INTERSECTION OF THE EAST LINE OF SOUTH BROCKTON AVENUE WITH THE NORTH LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

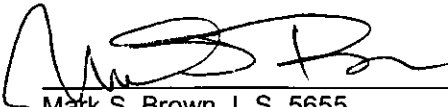
THENCE NORTH ON THE EAST LINE OF SOUTH BROCKTON AVENUE, 105.71 FEET TO THE SOUTH LINE OF THE LAND CONVEYED IN DEED EXECUTED BY FRANK F. TAGGART, ET UX, IN FAVOR OF A.M. SMITH AND L.R. SMITH, HIS WIFE, AS JOINT TENANTS, DATED MAY 12, 1922 RECORDED JULY 7, 1922;

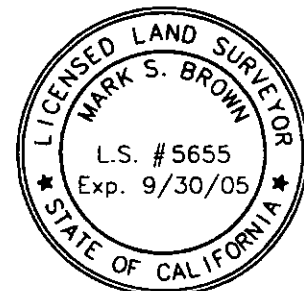
THENCE EAST ON THE SOUTH LINE OF THE LAND AS CONVEYED IN SAID DEED TO THE WEST LINE OF THE NOGALES TRACT, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH ON SAID WEST LINE 105.71 FEET TO A POINT 318.79 FEET FROM THE NORTH LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

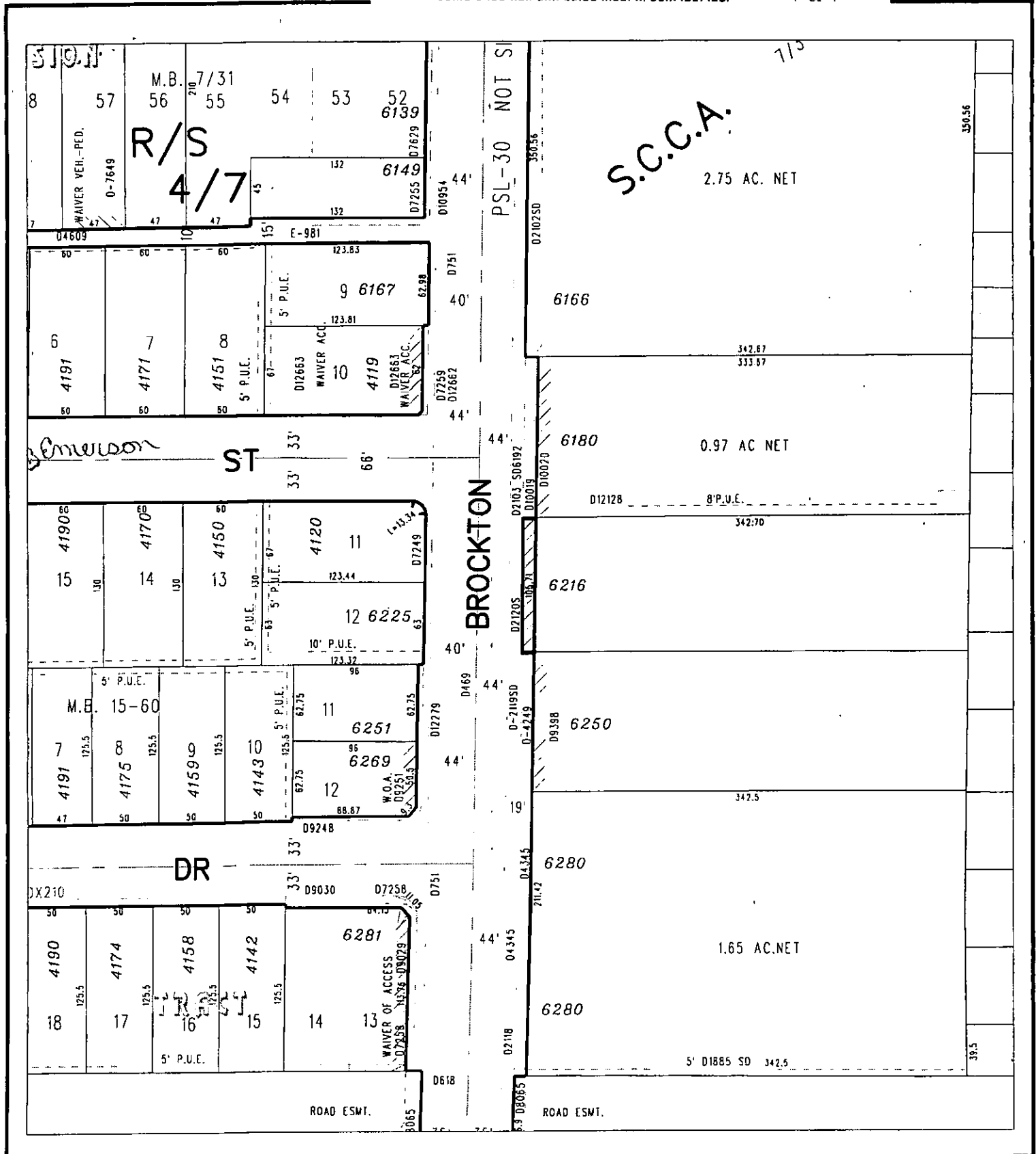
THENCE WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LAND CONVEYED BY TAGGART TO SMITH TO THE POINT OF BEGINNING.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 7/16/05
Mark S. Brown, L.S. 5655 Date Prep. _____
License Expires 9/30/05



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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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



Scale: 1" = 100'

Drawn by: bmark

Date: 07/16/04

Subject: BP 04-2458

15368