

When recorded mail to:

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

DOC # 2004-0991694

12/15/2004 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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Project: BP 03-3742
APN: 149-370-002
Address: 10476 Keller Avenue
TRA 009

D - 15410



GRANT OF EASEMENT

LEOBARDO MORA, a married man as his sole and separate property, 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 11-22-04

LEOBARDO MORA
LEOBARDO MORA

GENERAL ACKNOWLEDGEMENT

State of California

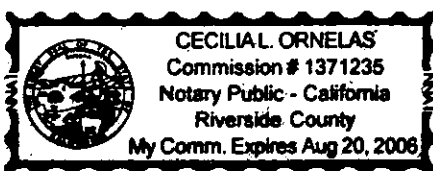
County of Riverside } ss

On 11-22-04, before me Cecilia L Ornelas
(date) (name)

a Notary Public in and for said State, personally appeared

Leobardo Mora
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.

Cecilia L Ornelas
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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 12/10/04

CITY OF RIVERSIDE
BY [Signature]
Administrative Services Manager

APPROVED AND FORWARDED
CITY ATTORNEY'S OFFICE

[Signature]
CITY ATTORNEY

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SPOUSAL RELEASE Easement

I am the spouse of LEOBARDO MORA, and I hereby consent and join in granting the easement herein above described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

Ofelia Mora
(signature)

Ofelia Mora
(print name)

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss
On 11-22-04, before me Cecilia L Ornelas
(date) (name)
a Notary Public in and for said State, personally appeared
Ofelia Mora
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.

Cecilia L Ornelas
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- Attorney-in-fact
- Corporate Officer(s)
Title _____
- Guardian/Conservator
- Individual(s)
- Trustee(s)
Title _____
- Other

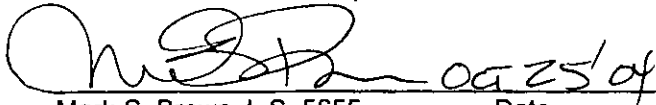
- Partner(s)
- General
- Limited

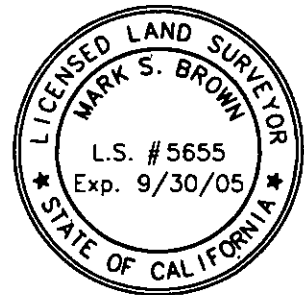
The party(ies) executing this document is/are representing:

EXHIBIT A
Project: BP 03-3742

THE NORTHWESTERLY 8.00 FEET OF LOT 2, IN BLOCK 12, OF CHADBOURNE HEIGHTS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN MAP BOOK 12, PAGES 11 THROUGH 13, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.;

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


Mark S. Brown, L.S. 5655 Date 02/25/04 Prep. MB
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: RICH DATE: 10/25/04

SUBJECT: 10476 KELLER AVENUE (BP PC03-3742)

15410