

DOC # 2005-0167094

03/02/2005 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

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



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

OFFICE USE ONLY

Project: P04-0722
APN: 211-171-001
Address: 3660 Kansas Avenue

D - 15444



GRANT OF EASEMENT

PPA HOLDINGS, 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.

Dated 12/2/04

PPA HOLDINGS, LLC,
A California Limited Liability Company

By [Signature]
MICHAEL STEWART

Title: MANAGER

By [Signature]
JOHN PACKARD

Title: MANAGER



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GENERAL ACKNOWLEDGEMENT

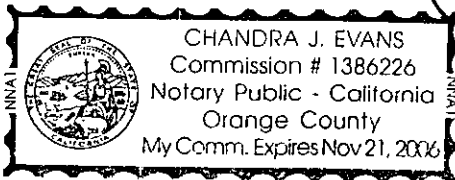
State of California }
County of Orange } ss

On December 22, 2004 before me Chandra J. Evans, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared
Michael Stewart and John Paekard
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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 2/16/05

CITY OF RIVERSIDE

[Signature]
Administrative Services Manager

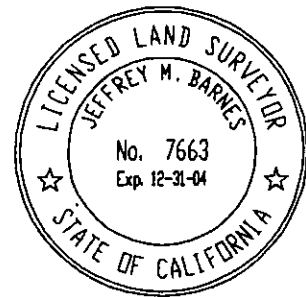
BY [Signature]

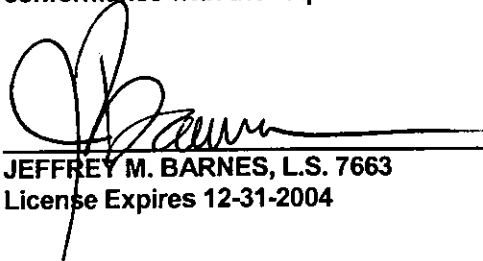
EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

The southerly 2.50 feet of Lot 53 of Madison Square, as shown by map on file in Book 5, Page 59 of Maps, records of San Bernardino County, California.

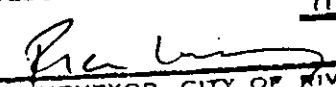
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.





JEFFREY M. BARNES, L.S. 7663
License Expires 12-31-2004

10/25/04
Date

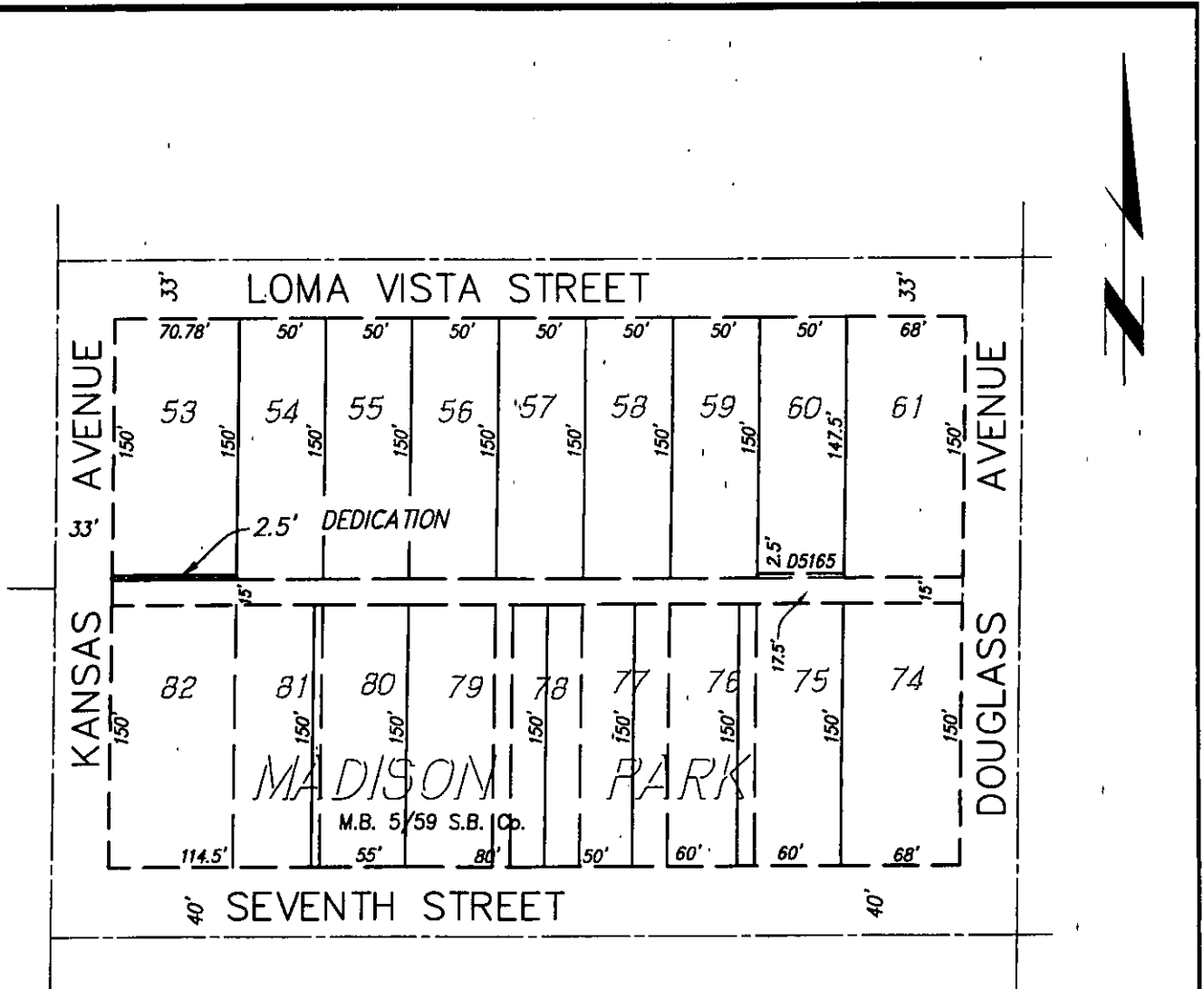
DESCRIPTION APPROVAL 11, 16, 04


FOR SURVEYOR CITY OF RIVERSIDE



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IW Consulting Engineers, Inc.

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue
Riverside, CA 92501

Tel: 951.687.2929
Fax: 951.687.2999

P.M. 32637 OFFER OF DEDICATION

J.N. 231.001

SCALE: N.T.S.

DRAWN BY: AW

OCT 25, 2004

THIS PLAT IS SOLELY AN AID IN LOCATING THE
PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT
AND IS NOT CONSIDERED A PART THEREOF.

15444