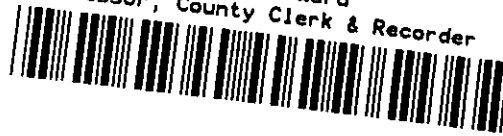


When recorded mail to:

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

DOC # 2005-0316825
04/22/2005 08:00A Fee:NC
Page 1 of 4

Recorded in Official Records
County of Riverside
Larry W. Ward
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		4							
								✓	AS	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

⊕

FOR RECORDER'S OFFICE USE ONLY

Project: BP 04-4369
APN: 150-150-021
Address: 5710 Stover Avenue

D - 15473



GRANT OF EASEMENT

ARMANDO S. GARCIA and MARIA I. GARCIA, Husband and Wife as Joint Tenants, 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 4-6-05

ARMANDO S. GARCIA

Dated 4-6-05

MARIA I. GARCIA
MARIA I. GARCIA

GENERAL ACKNOWLEDGEMENT

State of California

County of Orange } ss

On April 6, 2005, before me Fernando Guido
(date) (name)

a Notary Public in and for said State, personally appeared
Armando S. Garcia & Maria I. Garcia
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:
- _____
- _____
- _____

2005-0316825
04/22/2005 08:00A
2 of 4

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 _____

CITY OF RIVERSIDE

BY [Signature]

General Services Director

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]



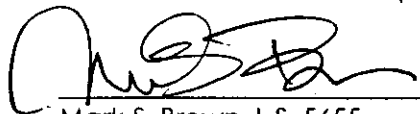
EXHIBIT A

Project: BP 04-4369

That portion of Lot 3, in Block 7, of Chadbourne Heights, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 12, Pages 11-13, inclusive, in the Office of the County Recorder of said County, more particularly described as follows:

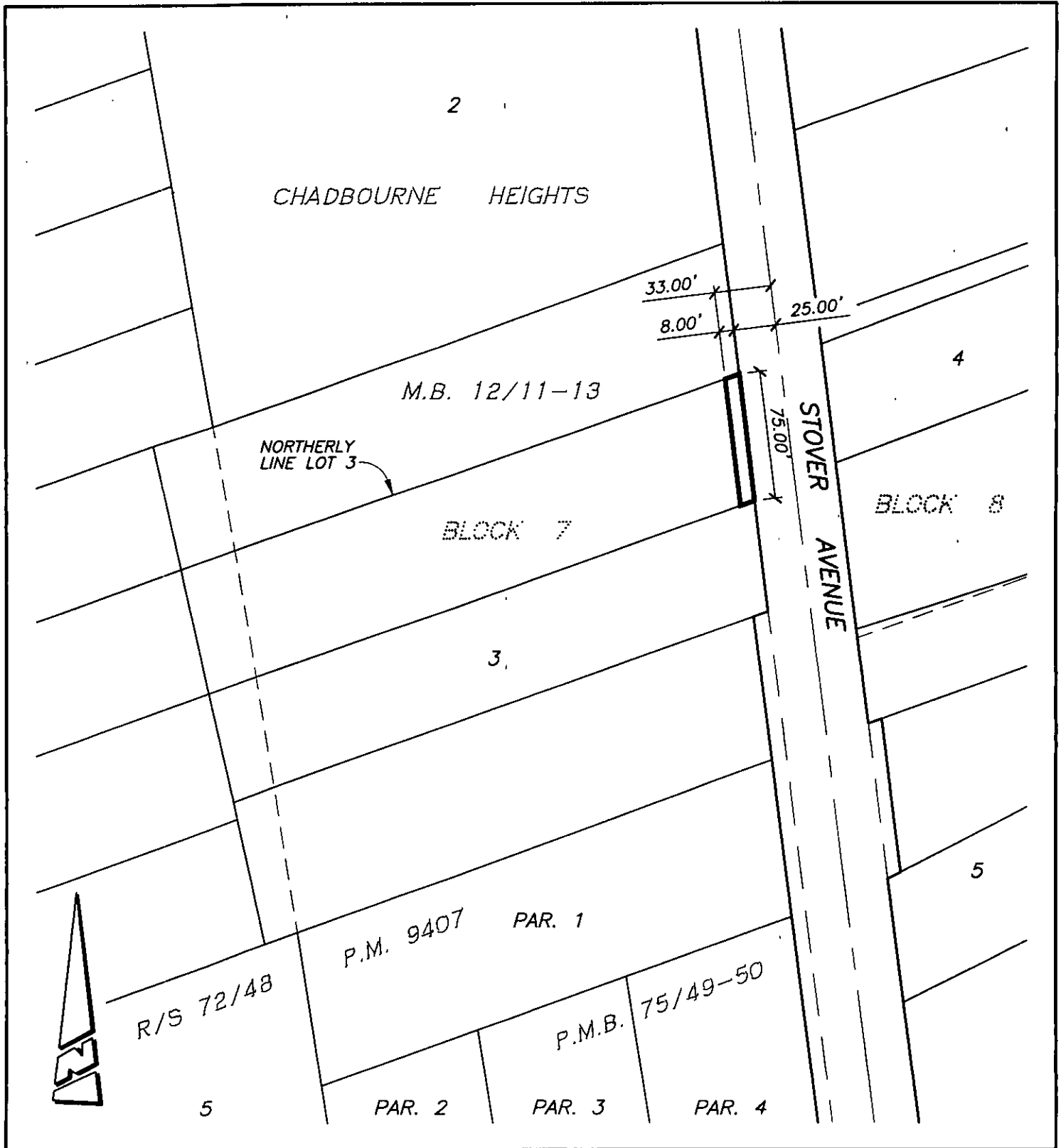
The easterly 8.00 feet of the northerly 75.00 feet, as measured along the westerly line of Stover Avenue as shown on said map, of said Lot 3.

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

 3/14/05 Date Prep. RL
Mark S. Brown, L.S. 5655
License Expires 9/30/05



2005-0316825
04/22/2005 08:00A
3 of 4



• CITY OF RIVERSIDE, CALIFORNIA •

48-8

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"=80'

DRAWN BY: RICH DATE: 03/16/05

SUBJECT: 5710 STOVER AVENUE (BP 04-4369)