

When recorded mail to:

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

**DOC # 2005-0316826**

04/22/2005 08:00A Fee:NC

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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)

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FOR RECORDER'S OFFICE USE ONLY

Project: P04-0794  
S'ly Terminus River Run Pkwy.  
A.P.N. 263-320-011, 014 & 015

**D - 15474**



GRANT OF EASEMENT

**SYCAMORE EASTRIDGE, 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 3/2/05

**SYCAMORE EASTRIDGE, LLC, a California limited liability company**

BY: RAY MAGNON, as Trustee of The MAGNON FAMILY TRUST, dated February 17, 2000, as subsequently amended, as Manager

By: Ray Magnon  
RAY MAGNON, Trustee

**GENERAL ACKNOWLEDGEMENT**

State of California

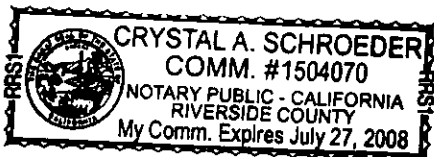
County of RIVERSIDE } ss

On MARCH 2, 2005, before me CRYSTAL A. SCHROEDER  
(date) (name)

a Notary Public in and for said State, personally appeared

Ray MAGNON  
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.

Crystal A. Schroeder  
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 3/31/05

**CITY OF RIVERSIDE**

By Michelle Gutierrez

Administrative Services Manager

P04-0794 GOE MAGNON.DOC

**APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE**

BY [Signature]  
Deputy City Attorney



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**EXHIBIT "A"**

BEING PARCEL 76 AND A PORTION OF PARCEL 59 OF PARCEL MAP NO. 24535, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN PARCEL MAP BOOK 162, PAGES 84 THROUGH 90 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 76; THENCE ALONG THE EAST LINE OF SAID PARCEL 76 AND ALSO ALONG THE EAST LINE OF SAID PARCEL 59, SOUTH 00° 21' 52" EAST 721.03 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.00 FEET, A RADIAL BEARING OF SAID CURVE TO SAID POINT BEARS SOUTH 03° 13' 50" EAST; THENCE WESTERLY, AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 51' 58" AN ARC LENGTH OF 97.25 FEET TO A POINT OF TANGENCY WITH A LINE WHICH IS PARALLEL WITH AND 63.00 FEET WEST MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID PARCELS 59 AND 76; THENCE ALONG SAID PARALLEL LINE NORTH 00° 21' 52" WEST 637.55 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 76; THENCE ALONG THE NORTH LINE OF SAID PARCEL 76, NORTH 50° 51' 20" EAST 37.59 FEET AND NORTH 89° 38' 08" EAST 33.70 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY CONTAINS 1.02 ACRES.

PREPARED UNDER THE SUPERVISION OF:



  
JOHN A. FRIEDRICH, R.C.E. 27861

2-22-05  
DATE

DESCRIPTION APPROVAL:

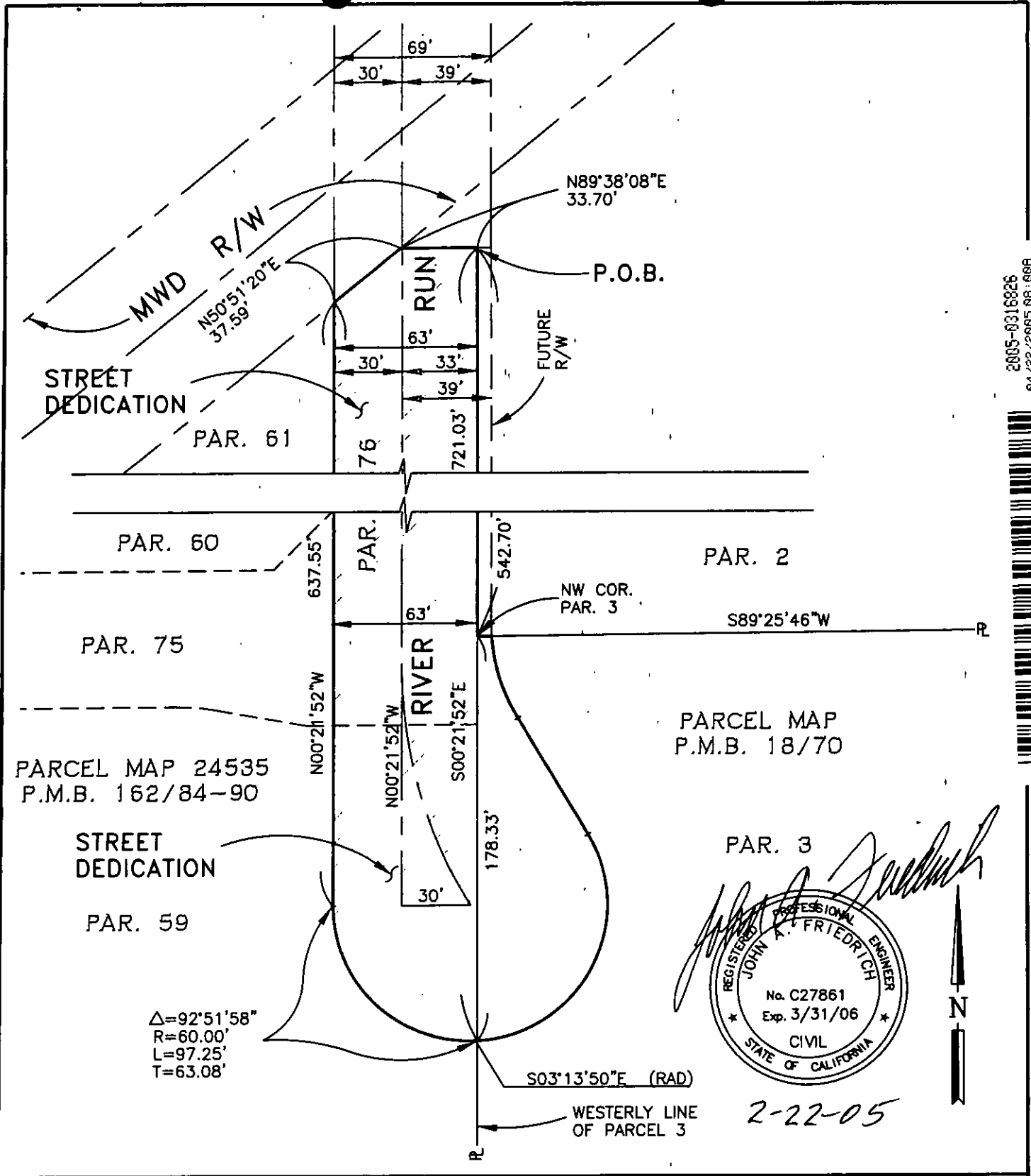
BY: K. Strait 2/28/2005  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

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CITY OF RIVERSIDE, CALIFORNIA

73-3

This plat is solely an aid in locating the parcel described in the attached document. It is not part of the written description therein.

Sheet 1 of 1

Scale: 1"=60'

15474