

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'S OFFICE USE ONLY

Project: Fire Station No. 8
APN: APN 146-240-001 (Gas Station)
Address: 11076 Hole

D - 15482



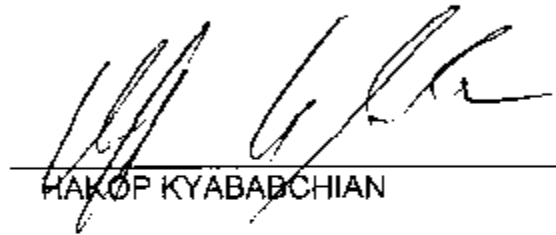
Driveway and Access Easement

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HAKOP KYABABCHIAN, a married man as his sole and separate property, as Grantor(s), hereby grant(s) 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 the purpose of providing a DRIVEWAY for ingress and egress from Hole Avenue to Fire Station Number Eight, as constructed and maintained by the Grantee and adjoining said easement and right of way. Said easement being 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.

TOGETHER WITH the right to enter upon and to pass and repass over and along said real property by the Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever

necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said DRIVEWAY within the described easement.

Dated 3-2-05


HAKOP KYABABCHIAN

GENERAL ACKNOWLEDGEMENT

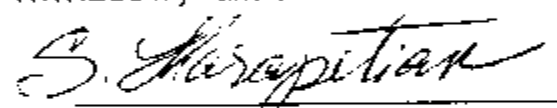
State of California
County of Riverside

ss

On 3-02-05, before me SOFI KARAPETIAN
(date) (name)

a Notary Public in and for said State, personally appeared
HAKOP KYABABCHIAN
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

OPTIONAL SECTION

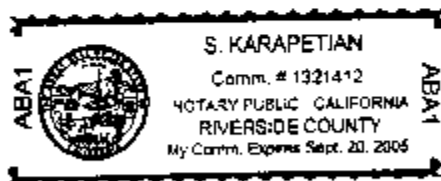
CAPACITY CLAIMED BY SIGNER

() 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:



SPOUSAL COMMUNITY RIGHTS IN THE DRIVEWAY AND ACCESS EASEMENT

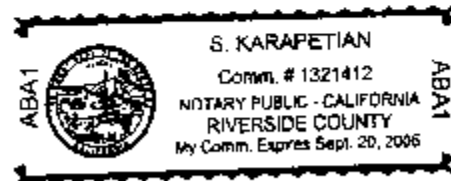
Dated 03-24-05

I am the spouse of HAKOP KYABABCHIAN, and I hereby consent and join in the easement here-in-above described and I hereby release and quitclaim any community property interest that I may have in said easement.

Armine Bladron
*Signature

ARMINE BLADRON
Printed Name

*Signature must be notarized.



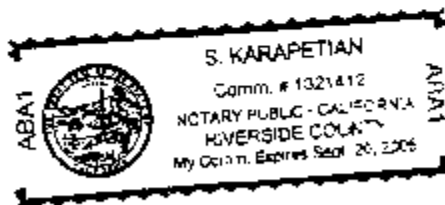
S. Karapetian
3/24/05

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of RIVERSIDE } ss.

On 4-16-05 before me, SOF. KARAPETIAN, Notary Public
Date Name and Title of Officer (i.e., Judge, Notary Public)
 personally appeared ARMINE BIDRIAN
Name(s) of Signer(s)

personally known to me
 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.
S. Karapetian
By Name 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 frequent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Spousal Community Rights in the
Driveway and Access Easement.
 Document Date: 03-24-05 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

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

Signer Is 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 3-30-05

CITY OF RIVERSIDE



Rea: Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY 

Deputy City Attorney

EXHIBIT A

Project: Fire Station 8 Driveway

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

That portion of Lot 1 in Block 35 of La Sierra Gardens, as shown by map on file in Book 11 of Maps at Page 42 through 50, Records of Riverside County, California.

Beginning at a point in the northerly line of Lot 1, distant thereon North 78°55'00" West, 10.00 feet from the Northeast corner of Lot 1:

Thence South 78°55'00" East a distance of 10.00 feet along the North line to said Northeast corner:

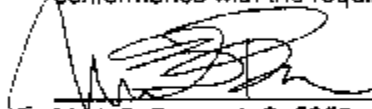
Thence South 11°06'00" West a distance of 19.00 feet along the easterly line of Lot 1:

Thence North 78°54'00" West a distance of 5.00 feet to a line parallel and distant 5.00 feet as measured at right angles to said easterly line of Lot 1:

Thence North 11°06'00" East a distance of 14.00 feet along said parallel line:

Thence North 33°55'00" West a distance of 7.07 feet 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.

 2/25/05 Date _____ Prep. _____
Mark S. Brown, L.S. 5655
License Expires 9/30/05



HOLE

N 78° 55' 00" W

AVE

R=28.5

L=40.02

P.O.B

84.5'
7.07'
N 33° 55' 00" W

40'
44'

10'
19'
N 70° 50' 00" W

1

2

3

168.56

156
146

146

146
150

BLOCK 35
LA SIERRA GARDENS
M.B. 11/42-50 RIV. CO.

LA SIERRA AVE

49.64

50

199.61

50

CITY OF RIVERSIDE, CALIFORNIA

240

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" = 30'

Drawn by: scurtis

Date: 01/26/05

Subject: FIRE STATION 8 DRIVEWAY