



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: BP05-1007 THRU 05-1010  
APN: 230-332-001 THRU 004  
Address: Madison St @ Emerald St

D - 15496

GRANT OF EASEMENT

M & M CONSTRUCTION ENTERPRISES, A California Corporation, 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 5-16-05

**M & M CONSTRUCTION ENTERPRISES,**  
A California Corporation

By: [Signature]

By: [Signature]

Print Name: Manuel Martinez

Print Name: Godofredo Martinez

Title: President

Title: Secretary/Treasurer

GENERAL ACKNOWLEDGEMENT

State of California

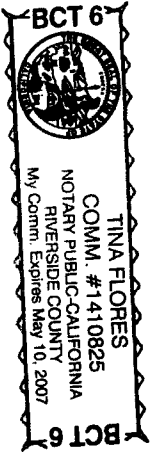
County of RIVERSIDE } ss

On 5/16/05, before me TINA FLORES  
(date) (name)

a Notary Public in and for said State, personally appeared

MANUEL MARTINEZ & ESOFFERCO MARTINEZ  
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/henr/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.

Tina Flores  
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 5/25/05

CITY OF RIVERSIDE

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY Michelle Haining  
Administrative Services Manager

BY [Signature]  
Deputy City Attorney

2005-0468751  
06/14/2005 08:09A  
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**EXHIBIT A**

Project: BP05-1007 THRU 05-1010

**Parcel A**

The southwesterly 4.00 feet of Lots 1 through 4, inclusive, In Block 2 of Casa Blanca Heights, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 5, Page 117, in the Office of the County Recorder of said County;

**TOGETHER** with the southeasterly 8.00 feet of said Lot 1;

**Parcel B**

That portion of said Lot 1 described as follows:

**BEGINNING** at the intersection of a line that is parallel with, and 33.00 feet northwesterly, measured at right angles, from the centerline of Emerald Street, as shown on said map, with a line that is parallel with, and 44.00 feet northeasterly, measured at right angles, from the centerline of Madison Street, as shown on said map;

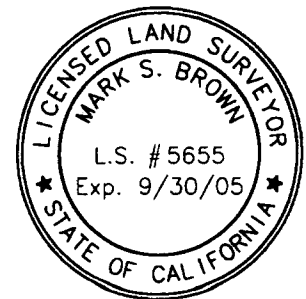
Thence North 33°57'45" West, along the last mentioned parallel line, a distance of 20.01 feet;

Thence South 82°58'09" East leaving said last mentioned parallel line, a distance of 30.49 feet to a point on said line that is parallel with, and 33.00 feet northwesterly, of Emerald Street;

Thence South 56°00'03" West, along said line that is parallel with, and 33.00 feet northwesterly, of Emerald Street, a distance of 23.01 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.

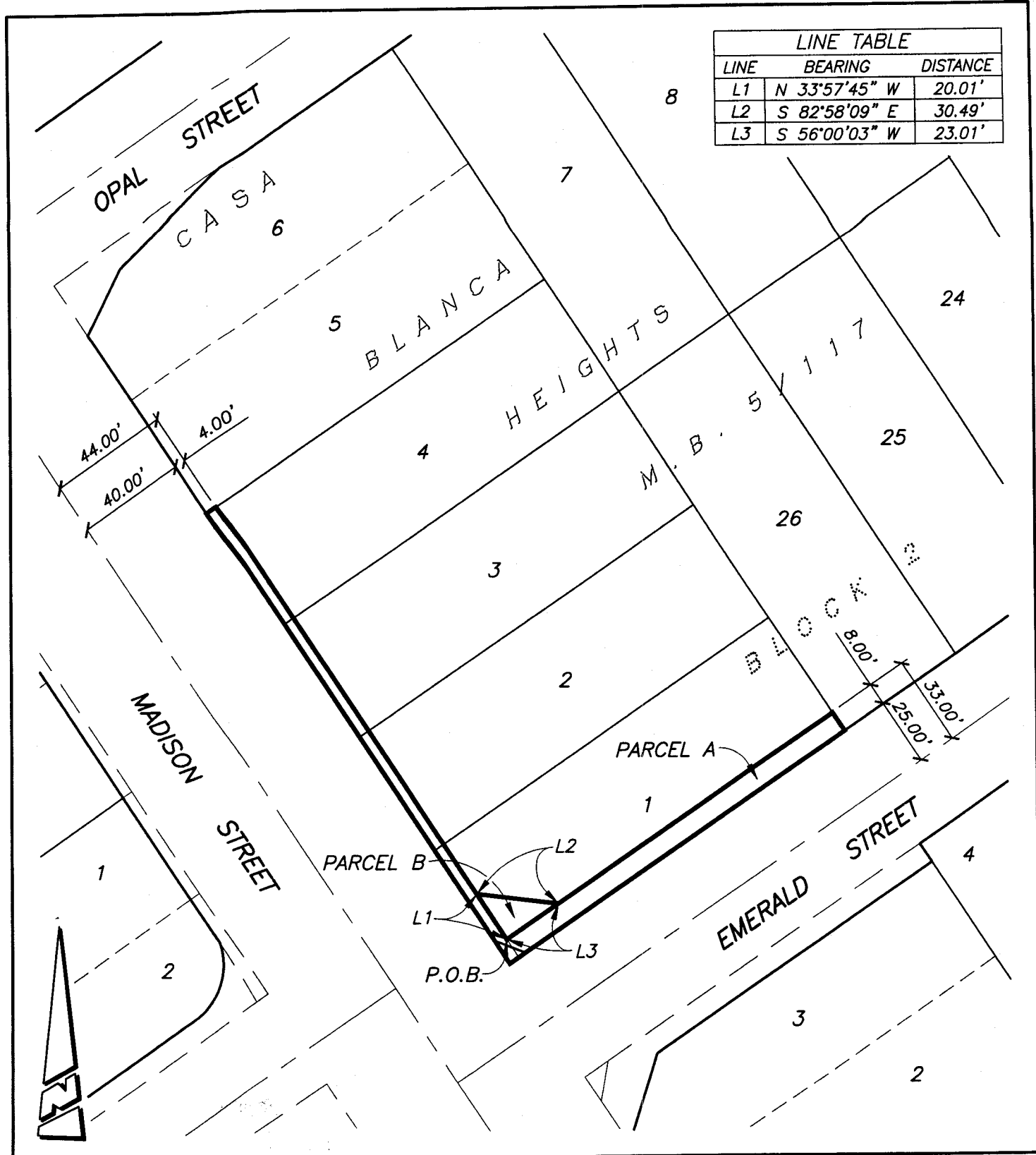
 5/12/05 Date  Prep.  
Mark S. Brown, L.S. 5655  
License Expires 9/30/05



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06/14/2005 08:09A  
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°57'45" W	20.01'
L2	S 82°58'09" E	30.49'
L3	S 56°00'03" W	23.01'



● 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"=50'

DRAWN BY: RICH DATE: 05/10/05

SUBJECT: R/W DEDICATION BP 05-1007 THRU 05-1010