

When recorded mail to:

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

**DOC # 2005-0627759**

08/04/2005 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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Project: LL - P05-0323  
APN: 249-070-021, 024, &-025  
Address: Iowa and Marlborough

**D - 15523**



**GRANT OF EASEMENT**

THE GROVE BUSINESS PARK, 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 JUNE 27, 2005

THE GROVE BUSINESS PARK, LLC, a California Limited Liability Company

By: Rufus E. Barkley III

By: Darrell A. Butler

Print Name: RUFUS E. BARKLEY III

Print Name: DARRELL A. BUTLER

Title: MANAGER OF MEMBER OF THE GROVE BUSINESS PARK, LLC

Title: MEMBER

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

on June 27, 2005, before me Reena M. Rodriguez  
(date) (name)

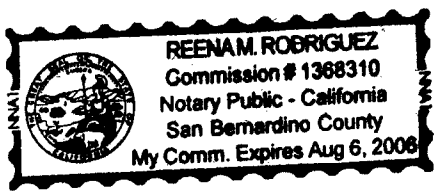
a Notary Public in and for said State, personally appeared

Rufus E. Barkley III & Darrell A. Butler  
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.

Reena M. Rodriguez  
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:  
\_\_\_\_\_  
\_\_\_\_\_

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**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 7/21/05

**CITY OF RIVERSIDE**

BY Neil Murray

Administrative Services Manager

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY [Signature]  
Deputy City Attorney

[Redacted Signature]

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**Marlborough Avenue & Iowa Avenue  
Right of Way Dedication  
City of Riverside**

Those portions of Lots 2 through 22, B and D, of Steck's Citrus Tract, on file in Book 11 of Maps, Page 33 thereof, Records of Riverside County, California, more particularly described as follows:

**COMMENCING** at the centerline intersection of Iowa Avenue and Marlborough Avenue, as shown on said Steck's Citrus Tract;

Thence S.89°49'59"E. along the centerline of said Marlborough Avenue, a distance of 55.00 feet, to a line parallel with and 55.00 feet easterly of said centerline of Iowa Avenue;

Thence N.00°15'16"W. along said parallel line, a distance of 33.00 feet, to the southeast corner of Parcel 3, conveyed to the City of Riverside by Deed recorded April 21, 1961, as Instrument No. 34428, Official Records of Riverside County, California, said southeast corner being on a line parallel with and 33.00 feet northerly of the centerline of said Marlborough Avenue, being the **POINT OF BEGINNING**;

Thence S.89°49'59"E. along last mentioned parallel line, a distance of 454.57 feet;

Thence N.79°36'03"W., a distance of 84.44 feet, to a line parallel with and 48.00 feet northerly of the centerline of said Marlborough Avenue;

Thence N.89°49'59"W. along said parallel line, a distance of 326.37 feet;

Thence N.46°30'05"W., a distance of 55.67 feet, to a line parallel with and 60.00 feet easterly of the centerline of said Iowa Avenue;

Thence N.00°15'16"W. along said parallel line, a distance of 492.61 feet, to the northerly line of Parcel 3 of Parcel Map Waiver No. 47-878, recorded June 28, 1991, as Instrument No. 220472, Official Records of Riverside County;

Thence S.89°43'27"W. along said northerly line, a distance of 5.00 feet, to a line parallel with and 55.00 feet easterly of the centerline of said Iowa Avenue, being the northwest corner of Parcel 3 of said Parcel Map Waiver No. 47-878, and being a point on the easterly line of Parcel 3 of said Deed;

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Thence S.00°15'16"E. along said parallel line, a distance of 545.77 feet, to the Point of Beginning.

The above described parcel of land contains 9,618 square feet, more or less.

KCT CONSULTANTS, INC.  
Prepared Under the Supervision of:

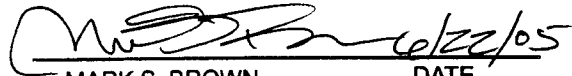


Marissa Crowther PLS No. 6152

Date: June 9<sup>th</sup> 2005



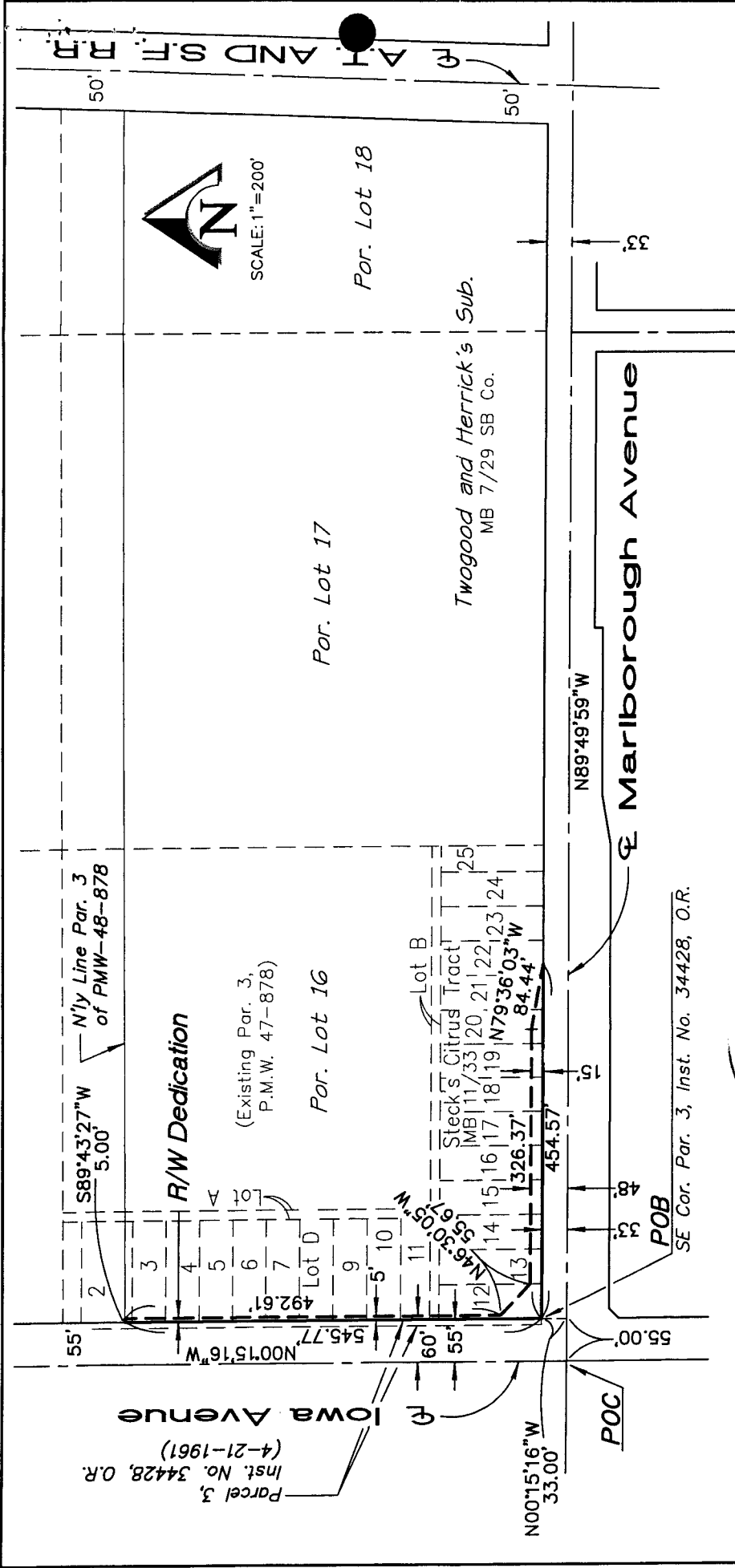
DESCRIPTION APPROVAL:



MARK S. BROWN  
CITY SURVEYOR

DATE



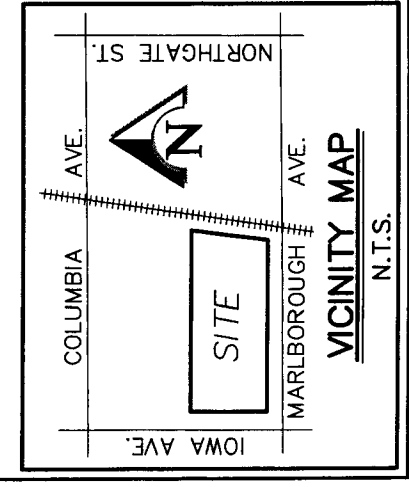


SCALE: 1"=200'

Por. Lot 16  
Por. Lot 17  
Por. Lot 18

Twogood and Herrick's Sub.  
MB 7/29 SB Co.

SE Cor. Par. 3, Inst. No. 34428, O.R.  
POB  
POC



<p>Prepared under the supervision of: <i>Marissa Crowther</i></p> <p>MARISSA CROWTHER, PLS 6152 DATE: <i>June 9, 2005</i></p>		<p><b>Marlbrough Avenue and Iowa Avenue</b> <b>RIGHT OF WAY DEDICATION</b></p>	<p>EXHIBIT "B" Sheet 1 of 1</p> <p>Scale: 1"=200' June 2005 WO 1320-02</p>
<p>KCT CONSULTANTS, INC. Civil Engineers - Surveyors - Planners</p>		<p><b>KCT CONSULTANTS, INC.</b> Civil Engineers - Surveyors - Planners</p>	



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