

When recorded mail to:

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

DOC # 2006-0231315

03/31/2006 08:00A Fee:NC

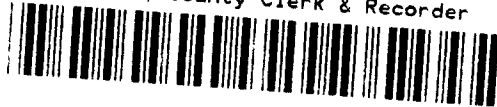
Page 1 of 5

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

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Project: P05-0954

APN: 234-050-007

Address: 9938 Magnolia Avenue

D - 15701

**GRANT OF EASEMENT**

ANGELO E. VOURAKIS and VIRGINIA A. VOURAKIS, Trustees under Declaration of Trust dated December 4, 1996 establishing the Angelo E. Vourakis and Virginia A. Vourakis Living Trust, and SOPHIE P. IOSIPHIDOU, Trustee under Deed of Trust dated May 1, 1996, establishing the Sophie P. Iosiphidou Living Trust, 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 3-15-06

Angelo E. Vourakis, Trustee  
ANGELO E. VOURAKIS, Trustee

ANGELO E. VOURAKIS and VIRGINIA A. VOURAKIS, Trustees under Declaration of Trust dated December 4, 1996 establishing the Angelo E. Vourakis and Virginia A. Vourakis Living Trust

Virginia A. Vourakis  
VIRGINIA A. VOURAKIS, Trustee

Dated 3-15-06

SOPHIE P. IOSIPHIDOU, Trustee under Deed of Trust dated May 1, 1996, establishing the Sophie P. Iosiphidou Living Trust

Sophie P. Iosiphidou TRUSTEE  
SOPHIE P. IOSIPHIDOU, Trustee

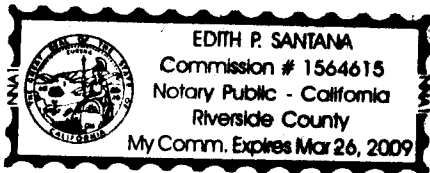
**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On 3-15-06, before me Edith P. SANTANA  
(date) (name)

a Notary Public in and for said State, personally appeared  
Angelo E. Vourakis, Virginia A. Vourakis, and Sophie P. Iosiphidou  
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.

Edith P. Santana  
Signature

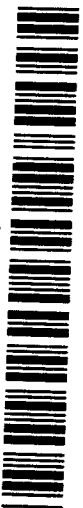
**OPTIONAL SECTION**

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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**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of \_\_\_\_\_ } ss

On \_\_\_\_\_, before me \_\_\_\_\_  
(date) (name)

a Notary Public in and for said State, personally appeared

\_\_\_\_\_  
Name(s) of Signer(s)

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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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/23/06

**CITY OF RIVERSIDE**

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY Amelia M. Valenti  
Real Property Mgr.

BY [Signature]  
Deputy City Attorney

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**EXHIBIT "A"**  
Project: P05-0954

That portion of the following described property lying northwesterly of a line that is parallel with, and 77.00 feet southeasterly, measured at right angles, from the centerline of Magnolia Avenue, as shown on the Lands of Riverside Land and Irrigation Company, filed in Map Book 1, Page 72, records of San Bernardino County, California, known in the City of Riverside as map filed in Map Book 1, Page 70, records of said San Bernardino County:

That portion of Lot 1, in Block 27 of said Lands of Riverside Land and Irrigation Company, in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

**COMMENCING** at the most easterly corner of Lot 8, in said Block 27 of the Lands of Riverside Land and Irrigation Company, said point lying on the southwesterly line of Harrison Street, as shown on said Lands of Riverside Land and Irrigation Company;

Thence northwesterly along said southwesterly line, a distance of 1120.00 feet;

Thence southwesterly along a line that is parallel with the southeasterly line of said Magnolia Avenue, a distance of 210.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing southwesterly along said parallel line, a distance of 85.00 feet;

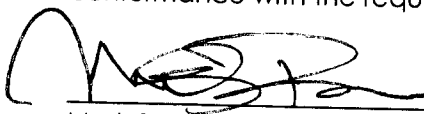
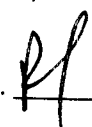
Thence northwesterly along a line that is parallel with said southwesterly line of Harrison Street, a distance of 210.60 feet to a point on said southeasterly line of Magnolia Avenue;

Thence northeasterly along said southeasterly line, a distance of 85 feet;

Thence southeasterly along a line that is parallel with said southwesterly line of Harrison Street, a distance of 210.60 feet to the **TRUE POINT OF BEGINNING**.

Containing 935 S.F. more or less.

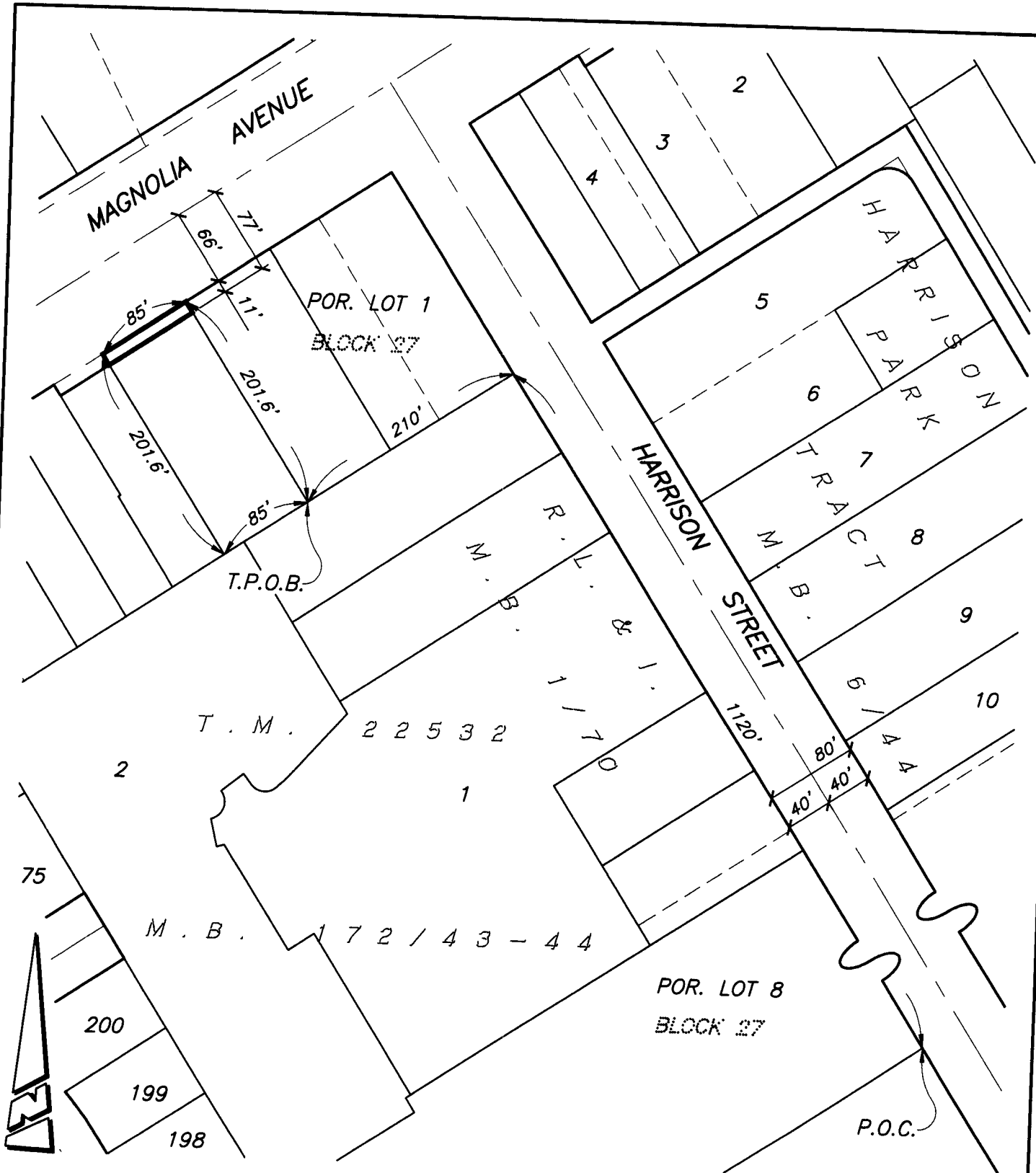
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 3/9/06 Prep.   
Mark S. Brown, L.S. 5655  
License Expires 9/30/07  
Date



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● CITY OF RIVERSIDE, CALIFORNIA ●

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.

65-8  
SHEET 1 OF 1

SCALE: 1"=120'    DRAWN BY: RICH    DATE: 03/09/06    SUBJECT: 9938 MAGNOLIA AVENUE R/W EASEMENT (P05-0954)



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