

When recorded mail to:

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

DOC # 2006-0245562

04/06/2006 08:00A Fee:NC

Page 1 of 8

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: P05-1074
A.P.N. 266-060-005, 008 &
274-210-13

D -



GRANT OF EASEMENT

CENTURY AMERICAN CORPORATION, a California corporation, and **M.R. SOUTH PARTNERS, L.P.**, a California limited partnership, as their interests appear of record, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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.

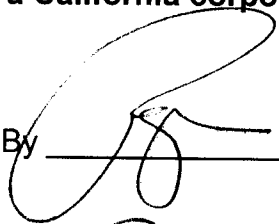
Dated 3/14/06

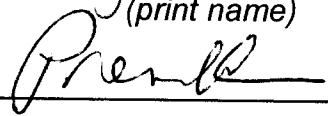
**CENTURY AMERICAN CORPORATION,
a California corporation**

By _____

(print name)

Title _____

By 

Roger C. Hobbs
(print name)
Title 

Dated _____

**M.R. SOUTH PARTNERS, L.P., a
California limited partnership**

By _____

(print name)

Title _____

By See attached signature block

(print name)

Title _____



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04/06/2006 08:00A
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GENERAL ACKNOWLEDGEMENT

State of California

County of Orange

ss

On March 14, 2006 before me Christina Pena
(date) (name)

a Notary Public in and for said State, personally appeared

Roger C. Addey
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]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
 Corporate Officer(s)
Title President
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

Century American Corporation



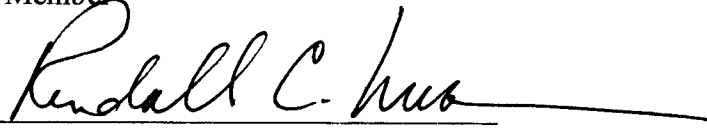
2006-0245562
04/06/2006 08:00A
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Signature block for M.R. South Partners L.P.

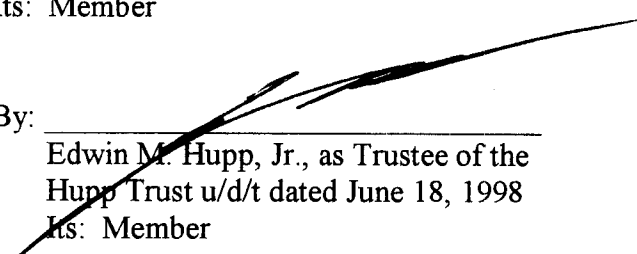
Accepted by: M.R. South Partners L.P.
a California limited partnership

By: Entrepreneurial-Sheffield Partners, LLC,
a Delaware limited liability company, General Partner

By: Entrepreneurial Properties Corporation,
a Nevada corporation
Its: Member

By: 
Randall C. Luce
President

By: Sheffield Homes, LLC,
a California limited liability company
Its: Member

By: 
Edwin M. Hupp, Jr., as Trustee of the
Hupp Trust u/d/t dated June 18, 1998
Its: Member



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GENERAL ACKNOWLEDGEMENT

State of California

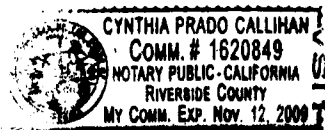
County of Riverside } ss

On March 21, 2006, before me Cynthia Prado Callihan
(date) (name)

a Notary Public in and for said State, personally appeared

Randall C. Luce
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.

Cynthia Prado Callihan
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 4/5/06

CITY OF RIVERSIDE

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY

By Amelia M. Valera



GENERAL ACKNOWLEDGEMENT

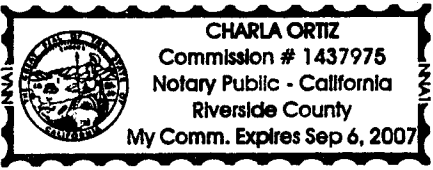
State of California

County of Riverside } ss

On 3/20/06, before me Charla Ortiz
(date) (name)

a Notary Public in and for said State, personally appeared
Edwin M. Napp, Jr.
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.
Charla Ortiz
Signature

- OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER
- () Attorney-in-fact
 - () Corporate Officer(s)
Title _____
Title _____
 - () Guardian/Conservator
 - () Individual(s)
 - () Trustee(s)
 - () Other
 - () Partner(s)
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Dated _____

CITY OF RIVERSIDE

By _____



EXHIBIT "A"

That portion of the southeast quarter of Section 25, Township 3 South, Range 5 West, San Bernardino Meridian, **together with** portions of Lots 88 and 89, Lot "H" (Lurin Avenue), Lot "I" (Chicago Avenue, 30.00 feet in half width recorded as Roosevelt Street) and Lot "A" (Krameria Avenue, 30.00 feet in half width) of Woodcrest Acres, as shown by map on file in Book 11 of Maps, at page 62 thereof, Records of Riverside County, California, located in the southwest quarter of Section 30, Township 3 South, Range 4 West, San Bernardino Meridian, said portions being a strip of land 66.00 feet in width, lying 33.00 feet on each side of the following described centerline:

BEGINNING at the southeast corner of said Section 25, said corner being the intersection of the centerline of Mariposa Avenue (44.00 feet in half width) of Parcel Map No. 23255, as shown by map on file in Book 162 of Parcel Maps at pages 30 and 31 thereof, Records of Riverside County, California, with the centerline of said Chicago Avenue;

Thence North 00° 51' 50" East along the easterly line of said Section 25 and along said centerline of Chicago Avenue, a distance of 1907.60 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet;

Thence northeasterly along said curve, to the right, through a central angle of 21° 48' 45", an arc distance of 114.21 feet;

Thence North 22° 40' 34" East, a distance of 476.97 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of 22° 40' 34", an arc distance of 118.73 feet;

Thence North, a distance of 80.00 feet to the end of this centerline description, said end being on the centerline of Krameria Avenue, distant 218.96 feet easterly from the west quarter corner of said Section 30.

EXCEPTING THEREFROM that portion lying within said Lot "I" between said Mariposa Avenue and Lurin Avenue and Lots 80 and 81 of said Woodcrest Acres.

Containing 3.08 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

Mohammad A. Faghihi 3/1/06
Mohammad A. Faghihi, L.S. 6607 Date

Prepared by: [Signature]
Checked by: [Signature]



DESCRIPTION APPROVAL:

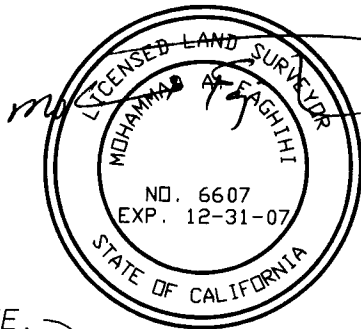
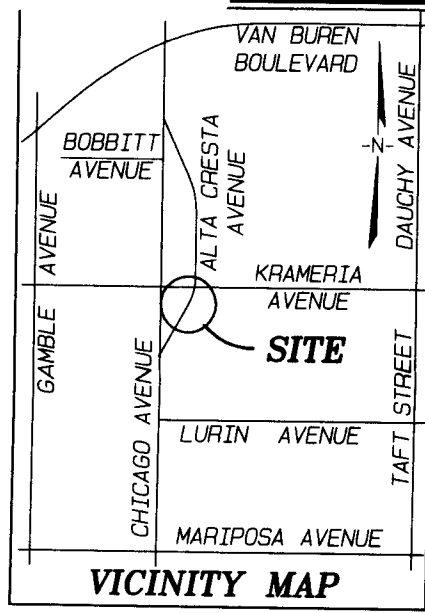
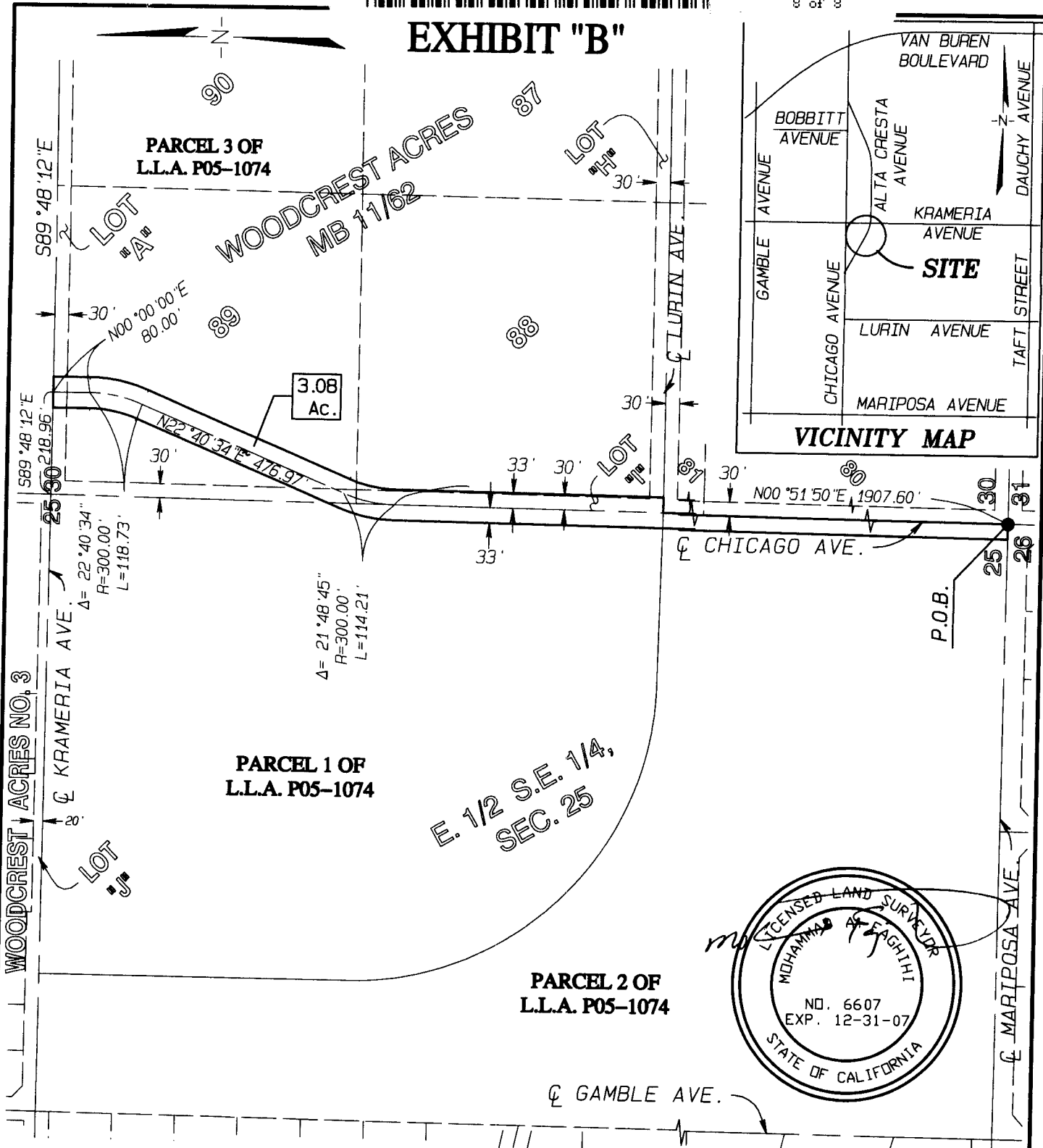
BY: [Signature] 03-01-2006 DATE

FOR: MARK S. BROWN
CITY SURVEYOR

2006-0245562
64/06/2006 08:06A
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EXHIBIT "B"



SECTIONS 30, T. 3 S., R. 4 W., S. B. M.

101/5+7

ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

CITY OF RIVERSIDE, CALIFORNIA
G:\2005\05-0192\FINAL_MAP\32646 Easements.pro

PLAT PREPARED: 1/25/2006

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT.

SHEET 1 OF 1

W.O.
05-0192

SCALE: 1" = 300'

DRAWN BY: *[Signature]* DATE: 2/27/06
CHKD BY: *[Signature]* DATE: 2/27/06

SUBJECT: PUBLIC ROAD & UTILITY EASEMENT