



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

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Project: University Ave Streetscape
APN: 211-176-007
Address: 1911 University Ave

D - 1760

GRANT OF EASEMENT

JAYANTI V. PATEL, SUMAN J. PATEL, DHARMESH KUMAR AND NINA KUMAR, trustees of the Family Trust of Jayanti V. Patel and Suman J. Patel, 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 March 14th 2006

JAYANTI V. PATEL, SUMAN J. PATEL,
DHARMESH KUMAR AND NINA
KUMAR, trustees of the Family Trust of
Jayanti V. Patel and Suman J. Patel

[Signature]
JAYANTI V. PATEL, trustee

[Signature]
DHARMESH KUMAR, trustee

S. J. Patel
SUMAN J. PATEL, trustee

[Signature]
NINA KUMAR, trustee

GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE

} ss
}

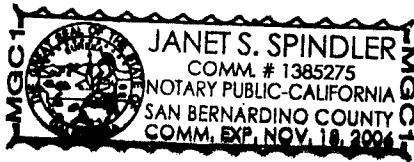
On 4th APRIL 2006, before me JANET S. SPINDLER, (date) (name)

a Notary Public in and for said State, personally appeared

DHARMESH KUMAR

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

(X) Attorney-in-fact
() Corporate Officer(s)
Title

Title

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

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

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

JAYANTI V. PATEL

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.

CITY OF RIVERSIDE

Dated 4/6/06

By Amelia M. Vukunich

APPROVED AS TO FORM CITY ATTORNEY'S OFFICE

[Signature] Deputy City Attorney



GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE) ss)

On 4th APRIL 2006, before me JANET S. SPINDLER, (date) (name)

a Notary Public in and for said State, personally appeared

SUMAN J. PATEL 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.

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

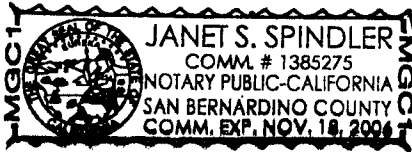
() Attorney-in-fact () Corporate Officer(s) Title

Title

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

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

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



WITNESS my hand and official seal.

Signature of Janet S. Spindler

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CITY OF RIVERSIDE

Dated 4/6/06

By Amelia M. Vautour

APPROVED AS TO FORM CITY ATTORNEY'S OFFICE

Signature of Deputy City Attorney



GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE } ss

On 4th APRIL 2006, before me JANETS. SPINDLER, (date) (name)

a Notary Public in and for said State, personally appeared

NINA KUMAR

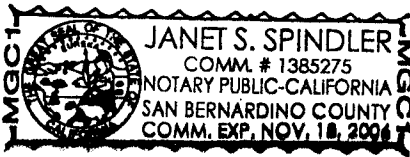
Name(s) of Signer(s)

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.

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

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WITNESS my hand and official seal.

Signature of Janet S. Spindler

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CITY OF RIVERSIDE

Dated 4/6/06

By Amelia M. Valente

APPROVED AS TO FORM CITY ATTORNEY'S OFFICE

Signature of Deputy City Attorney



2006-0264557 04/13/2006 08:00A 4 of 9

GENERAL ACKNOWLEDGEMENT

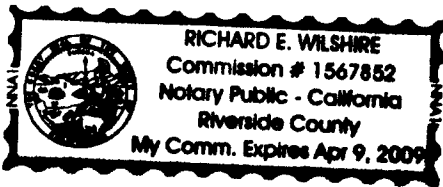
State of California }
County of RIVERSIDE } ss

On 3/14/2006, before me Richard E. Wilshire
(date) (name)

a Notary Public in and for said State, personally appeared

DHARMESH KUMAR
Name(s) of Signer(s)

[] personally known to me - OR - [X] 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
Title

() Guardian/Conservator
() Individual(s)
[X] Trustee(s)

() Other

() Partner(s)
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() Limited

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CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)

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Dated March 14th, 2006

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY [Signature]
Deputy City Attorney

BY: Amelia M. Valeri
4/6/06

Title: Real Property Mgr.

2006-0264557
04/13/2006 08:00A
5 of 9



EXHIBIT A

APN: 211-176-007
PUBLIC STREET & HIGHWAY EASEMENT

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

That portion of Lot 104 of Madison Square, as shown by Map on file in Book 5, Page 59 of Maps, records of San Bernardino County, California;

BEGINNING at the Southeast corner of said Lot 104;

THENCE Westerly along the Southerly line of said Lot 104 a distance of 8.51 feet:

THENCE Northeasterly to a point on the Easterly line of said Lot 104, distant thereon 8.51 feet from the Southeast corner of said Lot 104;


THENCE Southerly along the Easterly Line of said Lot 104, a distance of 8.51 feet to the **POINT OF BEGINNING.**

Area – 36.2 S.F. More or Less

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04/13/2006 08:00A
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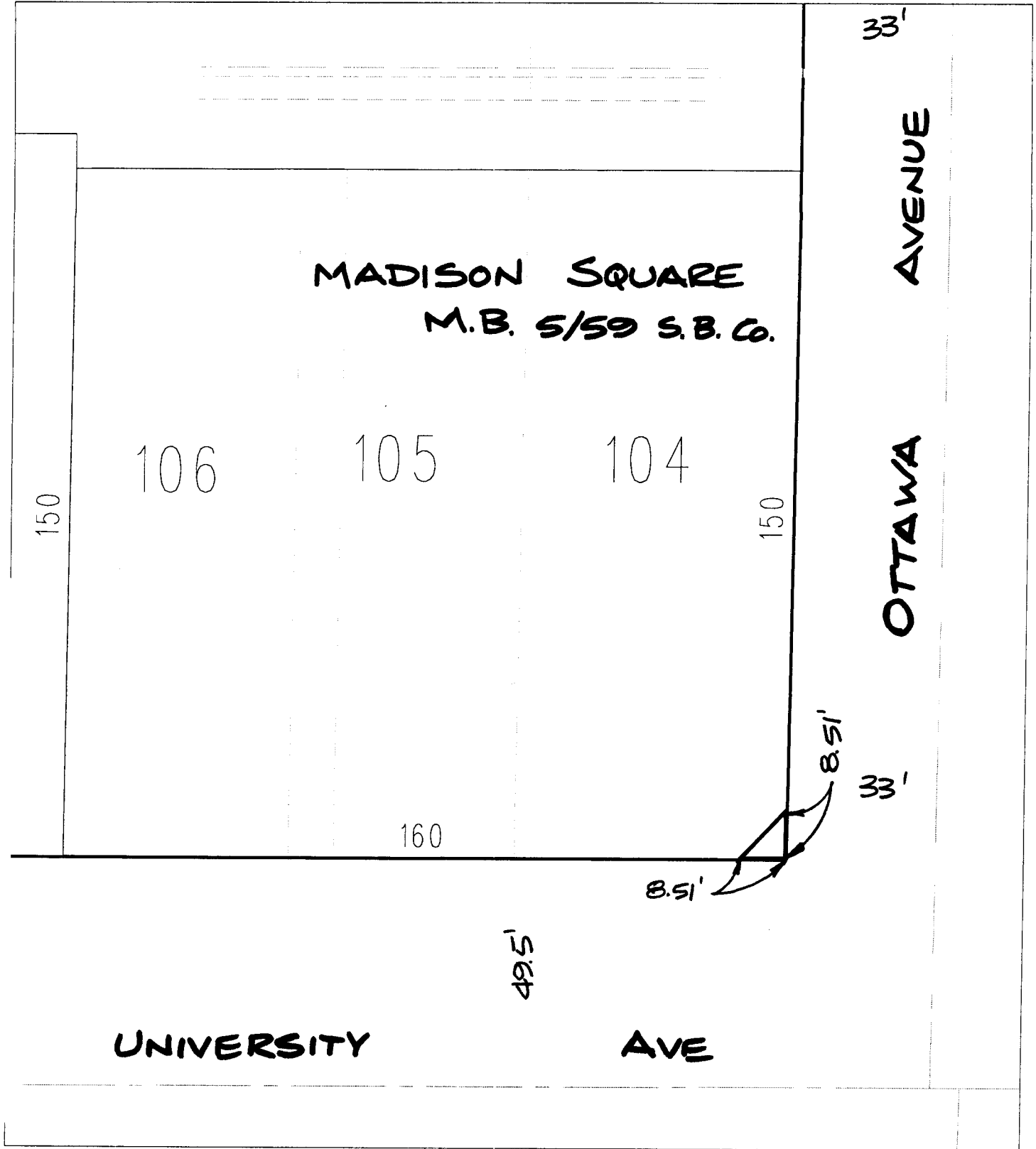


This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 Nov 29/05 Prep. MB
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/07



2006-125433/
64/13/2006 08:00A
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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

40-2

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: 11/17/05

Subject: University Ave Streetscape-1911 Univ

NOTICE TO PERSON OR ORGANIZATION TO WHOM THIS POWER OF ATTORNEY IS PRESENTED
THIS FORM IS AN OFFICIAL FORM AUTHORIZED AND PROTECTED BY STATE LAW
FAILURE TO ACCEPT THIS FORM CAN RESULT IN PENALTIES AND DAMAGES
YOU MAY RELY ON THIS FORM WITHOUT FURTHER PROOF OF AUTHORITY

Probate Code Sec. 4406(b) provides:

"If an action is brought under this section, the court SHALL award attorney's fees to the agent if the court finds that the [you] third person acted unreasonably in refusing to accept the agent's authority under the statutory form power of attorney." (emphasis added)

Probate Code Sec. 4406(d) provides:

"...a third person's [your] refusal to accept an agent's authority under a statutory form power of attorney under this part is unreasonable if the only reason for the refusal is that the power of attorney is not on a form prescribed by the third person to whom the power of attorney is presented."(emphasis added)

INSTRUCTIONS TO PERSON OR ORGANIZATION TO WHOM THIS POWER OF ATTORNEY IS PRESENTED

1. Verify Identification of Agent (Driver's License, etc.)
2. Check to make sure this form has been signed, dated, and notarized.
3. Follow agent's instructions regarding any matters related to the powers initialed below and follow any special instructions listed below.

I, (the following named principal):

Name of Principal	Address
Jayanti V Patel	1911 University Ave., Riverside, CA 92507

do hereby designate and appoint the following person(s):

	Name of Agent(s)	Address
1.	Suman J. Patel	1911 University Ave., Riverside, CA 92507
2.	Dharmesh Kumar* Nina Kumar*	1911 University Ave., Riverside, CA 92507
3.	Jagruiti Patel* Bhanu Patel*	516 S. Hancock St., Rockingham, NC 28379 1911 University Ave., Riverside, CA 92507
4.	Babu Patel*	619 A North Grove St., Dahlonega, GA 30533

as my agent(s) (attorney(s)-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.
TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.
TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY BUT NEED NOT CROSS OUT EACH POWER WITHHELD.

INITIAL	POWERS
	(A) Real property transactions.
	(B) Tangible personal property transactions.
	(C) Stock and bond transactions.
	(D) Commodity and option transactions.
	(E) Banking and other financial institution transactions.
	(F) Business operating transactions.
	(G) Insurance and annuity transactions.
	(H) Estate, trust, and other beneficiary transactions.
	(I) Claims and litigation.
	(J) Personal and family maintenance.
	(K) Benefits from social security, Medicare, Medicaid, or other governmental programs, or civil or military service.
	(L) Retirement plan transactions.
	(M) Tax matters.
J. V.	(N) ALL OF THE POWERS LISTED ABOVE.

YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N)



The agents shall serve in the order priority designated. The next numbered agent(s) shall serve in the order designated if the prior agent(s) die, becomes incapacitated, or otherwise are unable or unwilling to fulfill their duties. A certification under penalty of perjury signed by the next successor agent(s) shall be sufficient evidence of such and may be relied upon by all third parties.

* Any agents listed under the same number shall be co-agents and shall serve together pursuant to the signature authority listed below. As to the agents marked with an asterisk (*), this Power of Attorney shall only become effective upon the incapacity or disability of the principal and shall remain effective until the disability or incapacity ends.

In determining the incapacity or disability of a person, written statements from two licensed physicians who have examined the person, shall be deemed sufficient. Any third party may rely on and is hereby directed to accept a written statement or certificate signed under penalty of perjury by the agent or successor agent stating the reasons said person is incapacitated or disabled, attaching to the certificate the written statements from the two physicians as provided herein.

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

This power of attorney will continue to be effective even though I become incapacitated.

STRIKE THE PRECEDING SENTENCE IF YOU DO NOT WANT THIS POWER OF ATTORNEY TO CONTINUE IF YOU BECOME INCAPACITATED

EXERCISE OF POWER OF ATTORNEY WHERE MORE THAN ONE AGENT DESIGNATED AS CO-AGENTS

If I have designated more than one agent, designated as co-agents, the agents are to act as follows:

Separately Jointly

IF YOU APPOINTED MORE THAN ONE AGENT AND YOU WANT EACH AGENT TO BE ABLE TO ACT ALONE WITHOUT THE OTHER AGENT JOINING, CHECK THE BOX IN FRONT OF "SEPARATELY" IF YOU DO NOT CHECK A BOX, OR IF YOU CHECK THE BOX IN FRONT OF "JOINTLY", THEN ALL OF YOUR AGENTS MUST ACT OR SIGN TOGETHER.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

NOTICE TO UNDERSIGNED PRINCIPAL: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT (CALIFORNIA PROBATE CODE SECTIONS 4400-4465). IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

At City: Riverside State: California Social Security #: 571-79-7896

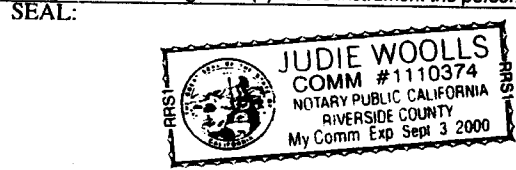
Principal's Signature: J. V. Patel Date: May 20, 1999

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California, County of: Riverside SS
 On May 20, 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared:

Jayanti V. Patel
 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.
Judie Woolls
 NOTARY PUBLIC



BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

