

When recorded mail to:

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

DOC # 2010-0230832

05/19/2010 08:00A Fee:NC

Page 1 of 6

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)

Project: 3830 Golden Avenue
Bldg. Pmt 06-1528
A.P.N. 142-231-004

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GRANT OF EASEMENT

Argus Realty Management Company, a California corporation, as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 April 19, 2010

Argus Realty Management Company,
a California corporation

By _____

(print name)

Title _____

By *[Signature]*
CHARLES E. BERCY
(print name)

Title PRESIDENT

State of California

County of Los Angeles } ss

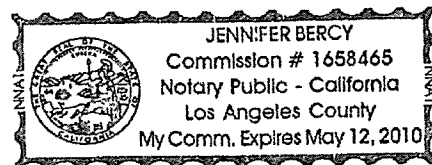
On April 19, 2010, before me, Jennifer Bercy, Notary Public,

personally appeared Charles E Bercy who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Signature



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**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and 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 5/12/10

CITY OF RIVERSIDE

By: Amelia M. Valeri

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY CLERK



EXHIBIT "A"

Grant of Easement – Public Street
POR. A.P.N. 142-231-004

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

That portion of Lot 10 in Block 17 of La Sierra Gardens, as shown by map on file in Book 11, Pages 42 through 50 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Lot 10;

THENCE northwesterly along the northeasterly line of said Lot 10, a distance of 88 feet to the most northerly corner of that certain parcel of land described in deed to MDGD Properties, Inc., et al., by document recorded March 2, 2006, per Document No. 2006-0153692 of Official Records of Riverside County, California;

THENCE southwesterly along the northwesterly line of said parcel of land and parallel to the northwesterly line of said Lot 10, a distance of 8.00 feet to a line that is parallel with and distant 33.00 feet southwesterly, as measured at right angles, from the centerline of Golden Avenue as shown by said map;

THENCE southeasterly along said parallel line, a distance of 88.00 feet to the southeasterly line of said Lot 10;

THENCE northeasterly along said southeasterly line, a distance of 8.00 feet to the POINT OF BEGINNING.

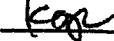
Area – 704 square feet, more or less.

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



Mark S. Brown, L.S. 5655
License Expires 9/30/09

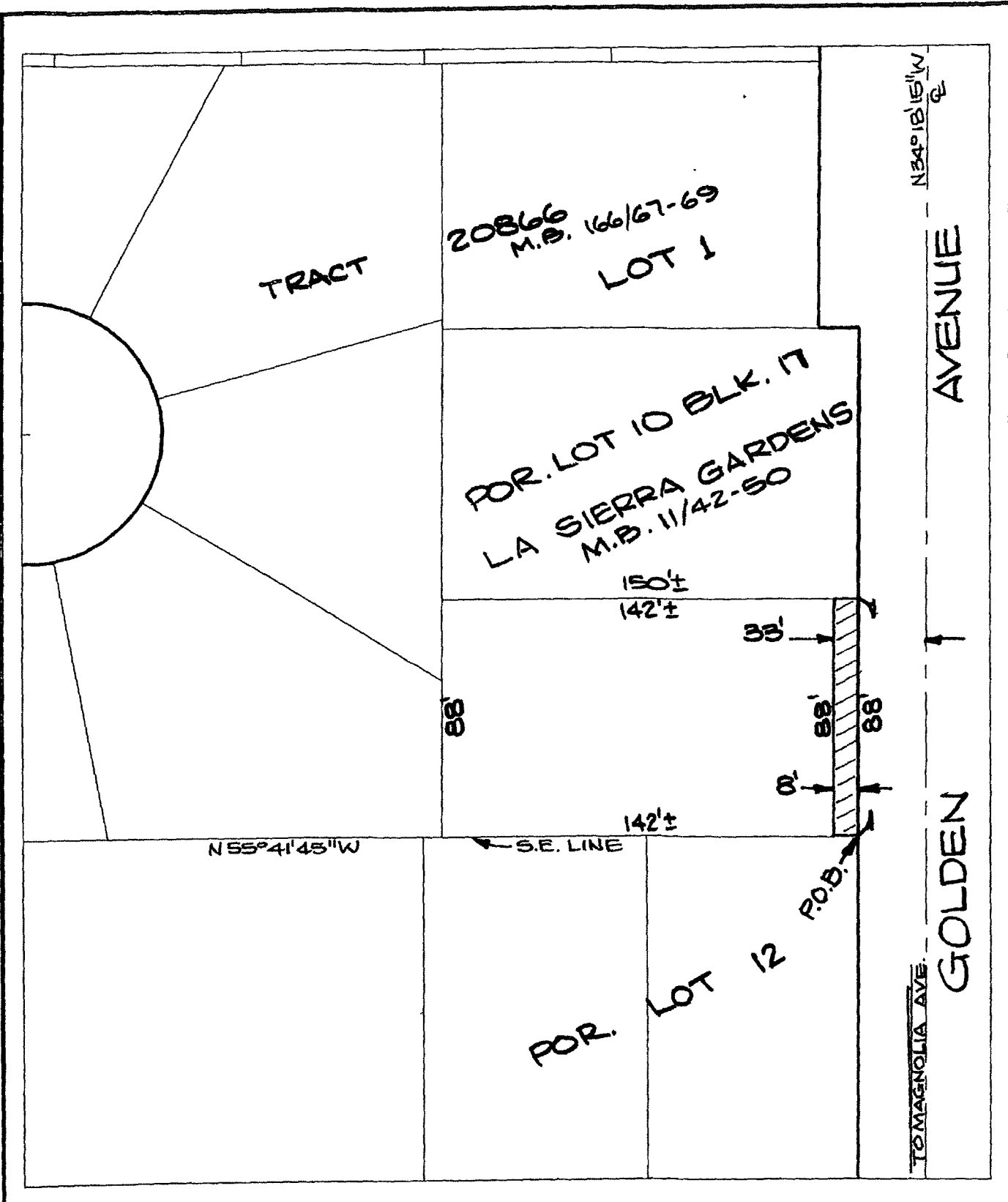
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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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.

Sheet 1 of 1

Scale: 1" = 50' Drawn by: skn Date: 05/29/09 Subject: 3830 GOLDEN AVE. - B.P. 06-1528

16471



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P O Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.lacrisdata.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

APPROVED AS TO FORM
SUPERVISING Deputy City ATTORNEY

Date: 5-19-10

Signature: Micki Lewis

Print Name: MICKI LEWIS

