

When recorded mail to:

259778

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

RECEIVED FOR RECORD  
AT 8:00 AM

JUN 11 1999

Recorded in Official Records  
of Riverside County, California

Recorder *[Signature]*

Fees \$           

**FREE RECORDING**

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: *Sycamore Canyon Business Park  
Street Easement - R-3520*

D - 14421

C  
AK

*[Handwritten Signature]*

**GRANT OF EASEMENT**

**SYCAMORE TITLE HOLDING CORPORATION No. P-1**, 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 May 19, 1999

**SYCAMORE TITLE HOLDING CORPORATION No. 1**

By: J. D. Kott

Title: President

By: Jeff. Murphy

Title: Secretary

**GENERAL ACKNOWLEDGEMENT**

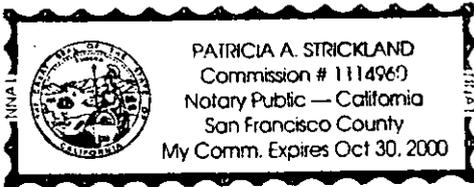
State of California  
County of SAN FRANCISCO } ss

On May 19, 1999 before me PATRICIA A. STRICKLAND  
(date) (name)

a Notary Public in and for said State, personally appeared

Jeffrey S. Kott  
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.

Patricia A. Strickland  
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:

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

259778

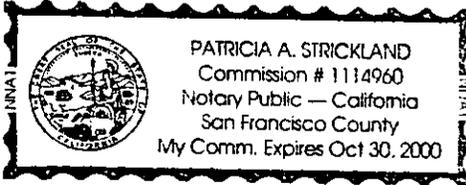
State of CALIFORNIA

County of SAN FRANCISCO

On May 19, 1999 before me, PATRICIA A. STRICKLAND  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Todd S. McLay  
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.

Patricia A. Strickland  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

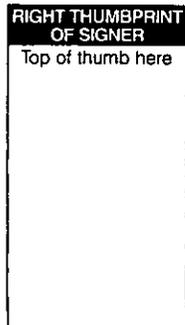
- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

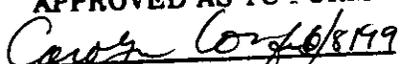
**CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)**

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 6/8/99

  
Real Property Services Manager  
Of the City of Riverside

Sycthop1.doc

APPROVED AS TO FORM  
  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

## EXHIBIT "A"

## PARCEL 1

Those portions of Parcels 7 and 84 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, said portion being described as follows:

Beginning at the most northerly corner of said Parcel 84;

Thence South 45° 27' 21" East along the northeasterly line of said Parcel 84, a distance of 35.36 feet to an angle point thereon;

Thence North 89° 32' 39" East along the north line of said Parcel 84, a distance of 199.36 feet to the beginning of a tangent curve, concave to the south, having a radius of 753.00 feet;

Thence easterly along said curve, to the right, through a central angle of 08° 07' 04", an arc distance of 106.69 feet to a point on the southwesterly right-of-way line of Box Springs Boulevard as shown on said Parcel Map, the radial line from said point bears South 07° 39' 43" West;

Thence South 52° 01' 03" East along said southwesterly right-of-way line, a distance of 361.96 feet to a point on the east line of said Parcel 84;

Thence South 00° 33' 20" East along said east line and along the east line of said Parcel 7, a distance of 4.08 feet to a point of cusp on a curve, concave to the south, having a radius of 647.00 feet, the radial line from said point bears South 36° 35' 49" West;

Thence northwesterly and westerly along said curve, to the left, through a central angle of 37° 03' 10", an arc distance of 418.41 feet to a point of tangency with the south line of said Parcel 84;

The following three (3) courses and distances follow the south line of said Parcel 84.

- 1) Thence South 89° 32' 39" West tangent to said curve, a distance of 199.36 feet;
- 2) Thence South 44° 32' 39" West, a distance of 35.36 feet;
- 3) Thence North 00° 27' 21" West, a distance of 156.00 feet to the POINT OF BEGINNING;

Containing 1.09 acres, more or less.

## PARCEL 2

Parcels 86 and 87 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb  
Matthew E. Webb, L.S. 5529

4/5/99  
Date

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



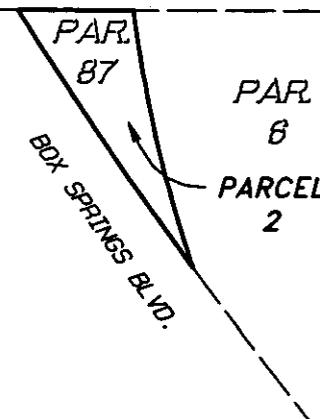
DESCRIPTION APPROVAL  
[Signature]  
SURVEYOR, CITY OF RIVERSIDE by [Signature]

Albert A. Webb Associates

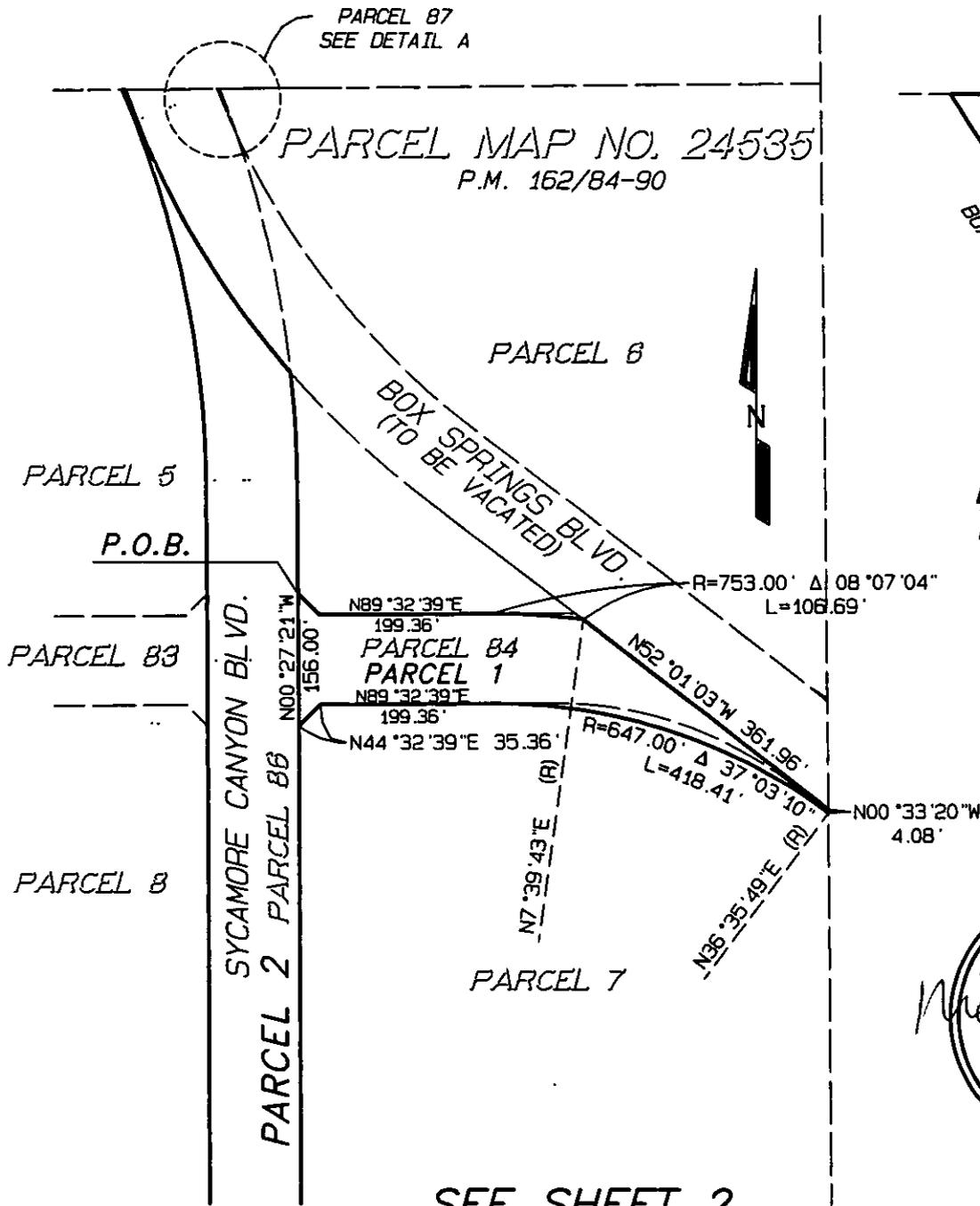
# EXHIBIT "B"

PARCEL 87  
SEE DETAIL A

PARCEL MAP NO. 24535  
P.M. 162/84-90



**DETAIL A**  
NOT TO SCALE



SEE SHEET 2



**ALBERT A  
WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

4/5/1999 8:1990\90-3000\rv\_gass.dwg

## 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.

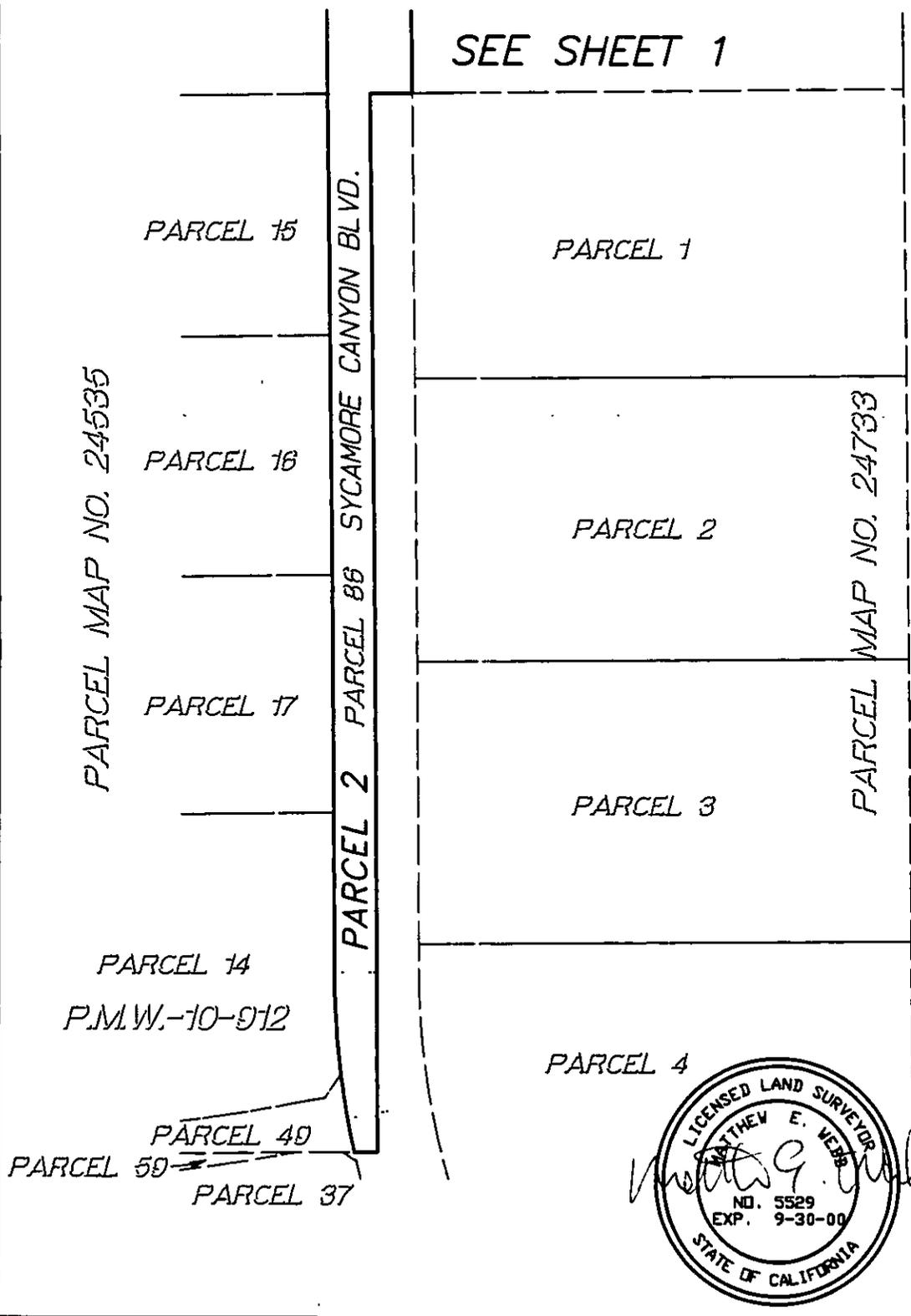
SHEET 1 OF 2

90-3000  
D69

SCALE: 1" = 200'	DRWN BY <u>g</u> DATE <u>2/6/99</u>	SUBJECT: RIGHT OF WAY
	CHKD BY <u>g</u> DATE <u>2/5/99</u>	

# EXHIBIT "B"

SEE SHEET 1



ALBERT A  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS  
 4/5/1999 8: \1990\90-3000\rv\_base.dwg

## 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 <u>2</u> OF <u>2</u>	90-3000 069
SCALE: 1" = <u>200'</u>	DRWN BY <u>AW</u> DATE <u>4/10/99</u>	SUBJECT: <u>RIGHT OF WAY</u>	
CHKD BY <u>AW</u>	DATE <u>4/15/99</u>	58-8	